



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

PORT COMMISSION MEETING  
WEDNESDAY, AUGUST 14, 2024, 5:30 P.M.  
PORT OF THE DALLES ADMINISTRATIVE OFFICE

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## AGENDA

- 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 3-minute limit per person per subject
- F. EXECUTIVE SESSION Pursuant to ORS 192.660(2)(e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions \*Media representatives are instructed not to report or disclose matters discussed in Executive Session
- G. ACTION REQUIRED FROM EXECUTIVE SESSION
- H. ACTION ITEMS
  - 1. Climate Protection Program Presentation Tonya Brumley, Community Affairs Manager, Columbia Gorge, NW Natural
  - 2. Brokerage Commission Policy
  - 3. July 10, 2024, Regular Session Meeting Minutes
  - 4. July 2024 Financial Reports Commissioner Coburn
- I. PRESENTATION & DISCUSSION ITEMS
  - 1. Port By-Laws
- J. REPORTS
  - 1. Director's Report Executive Director Klaas
  - 2. The Dalles Community Outreach Team Commissioner Weast
  - 3. Columbia Gateway Urban Renewal Agency Board Commissioner Coburn
  - 4. Wasco County Economic Development Commission Executive Assistant Toepke *No meeting, no report.*
  - 5. Dufur Commissioner Wallace
- K. UPCOMING MEETINGS/EVENTS
  - August 16, 2024: KODL Radio
  - September 9-12, 2024: The Dalles Community Outreach Team: Washington, D.C. Trip
  - September 11, 2024: Port Commission Meeting
- L. EXECUTIVE SESSION Pursuant to ORS 192.660(2)(e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions, and ORS 192.660(2)(h) To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed \*Media representatives are instructed not to report or disclose matters discussed in Executive Session
- M. ACTION REQUIRED FROM EXECUTIVE SESSION
- N. COMMISSION CALL
- O. ADJOURN

PORT OF THE DALLES AGENDA ITEM

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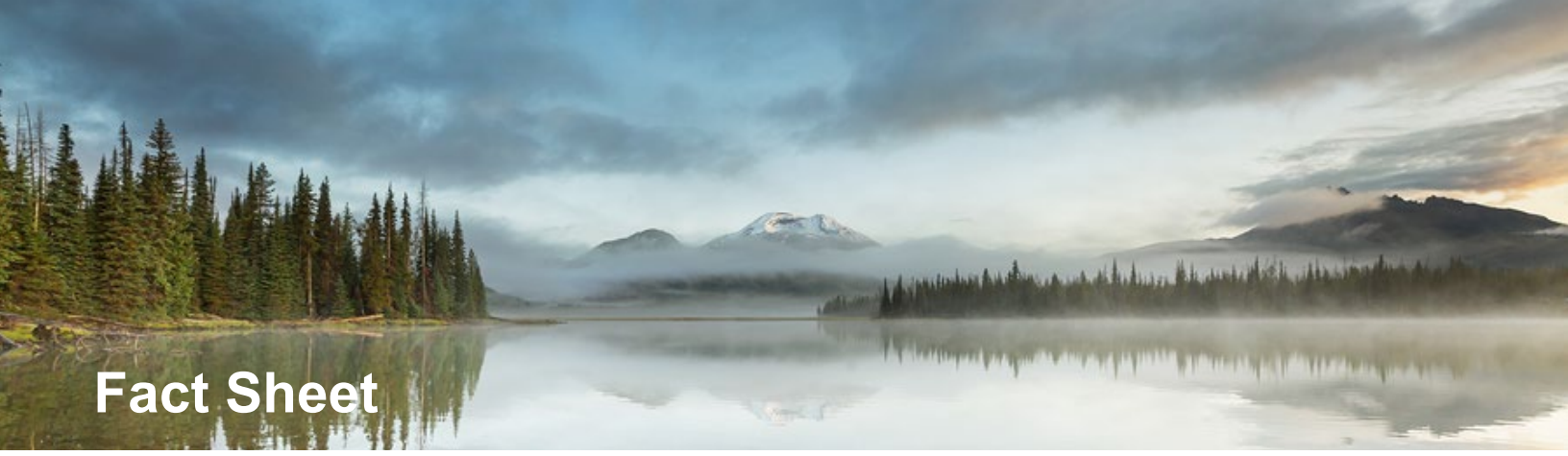
MEETING DATE August 14, 2024

ACTION ITEM H-1.) Climate Protection Program Presentation  
Tonya Brumley, Community Affairs Manager, Columbia Gorge, NW Natural

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NW Natural will be presenting their perspective on the Department of Environmental Quality's (DEQ) 2024 Climate Protection Program rules that are currently being drafted. Included are the NW Natural fact sheet, DEQ's Notice for Public Comment, as well as their summary of the program.

NW Natural is looking for business and community support in the form of comments to DEQ during this public comment period which ends August 30, 2024. NW Natural will also be holding a webinar on the 2024 Climate Protection Program and the possible effects on rate-payers to further educate businesses and community partners on this.



# Fact Sheet

## Climate Protection Program 2024

The Oregon Department of Environmental Quality’s proposed Climate Protection Program 2024 rules will reestablish a cornerstone program for meeting Oregon’s climate goals. Following the invalidation of the previous program in late 2023, DEQ started the rulemaking process early 2024 to keep Oregon on track to achieve meaningful greenhouse gas emission reductions. The goal is to establish a program of similar scope and ambition, while also learning from the two years DEQ spent implementing the previous program.

The below is a simplified explanation of some differences between the previous Climate Protection Program and the draft rules DEQ is proposing under the 2024 rulemaking. See full disclaimer at the bottom of this fact sheet.

### Program purpose

Like the previous program, the Climate Protection Program 2024 proposed rules set an enforceable declining cap on greenhouse gas emissions from fossil fuels used throughout Oregon, including diesel, gasoline, and natural gas. The program is designed to reduce these emissions by 50% by 2035 and 90% by 2050. In addition to significantly reducing climate pollution, the Climate Protection Program 2024 proposed rules:

- Support reductions in other types of air pollution.
- Improve public health in Oregon communities, particularly environmental justice communities which are most impacted by pollution and climate change.
- Prioritize equity by promoting benefits and alleviating burdens for environmental justice communities,
- Provides regulated parties with compliance flexibility options to manage their costs.

### What’s different in the 2024 proposed rules

The table below is a simplified explanation of some differences between the previous Climate Protection Program and the draft rules DEQ is proposing under the 2024 rulemaking.

	Was there a change?	Why?
<b>Significant reduction in greenhouse gas emissions.</b>	No. Greenhouse gas emissions will still be reduced by 50% by 2035 and 90% by 2050.	To keep Oregon on track to achieve meaningful greenhouse gas emission reductions.

#### Translation or other formats

Español | 한국어 | 繁體中文 | Русский | Tiếng Việt | العربية  
800-452-4011 | TTY: 711 | [deqinfo@deq.oregon.gov](mailto:deqinfo@deq.oregon.gov)

<p><b>Community Climate Investments</b></p>	<p>Yes. DEQ includes language to further ensure federally recognized Tribes and Tribal communities benefit from any CCI funds.</p> <p>DEQ will allow regulated companies to purchase more CCI credits at the start of the program.</p> <p>DEQ will use 4.5% of the funds going into the CCI program for administration and oversight. This includes requirements for internal and external auditing.</p>	<p>These changes better align with program objectives, particularly supporting benefits for environmental justice communities, including Tribes and Tribal communities.</p> <p>DEQ's use of funds will improve the agency's administration, oversight and implementation of the CCI component of the program.</p>
<p><b>Program evaluation</b></p>	<p>Yes. DEQ will regularly request information from the Oregon Public Utilities Commission on changes to natural gas customer rates to determine if these rates have increased significantly due to a utility's cost to comply with CPP 2024 and to consider potential changes to address those impacts.</p>	<p>DEQ is committed to working with the Oregon Public Utilities Commission to evaluate and mitigate any potential significant increases in customer bills due to utility compliance costs.</p>
<p><b>Emissions intensive trade exposed sources</b></p>	<p>Yes. This is a new type of regulated facility. These facilities will now be independently responsible for complying with CPP 2024, because they are significant users of natural gas. Under the previous Climate Protection Program, the natural gas utility would be responsible for meeting the capped emission reductions at these facilities.</p>	<p>During the rulemaking, DEQ learned these facilities may have more resources and options to reduce emissions when regulated directly. Direct regulation also allows DEQ to consider options for further reducing any incentive for businesses to move away and pollute outside of Oregon.</p>
<p><b>Compliance periods</b></p>	<p>Yes. DEQ is proposing two-year compliance periods. The previous Climate Protection Program used three-year compliance periods.</p>	<p>DEQ determined that multi-year compliance periods are an important for compliance flexibility, but shorter compliance period could potentially better incentivize and guarantee emission reductions.</p>
<p><b>Best available emission reduction sources</b></p>	<p>DEQ continues to propose to use a site-specific approach to regulate industrial process emissions not regulated under the cap. DEQ is proposing few changes to the BAER program, but has requested comment on whether and how DEQ might regulate emission from these sources under the emissions cap.</p>	<p>DEQ is requesting comment on whether there is a more efficient way to reduce emissions from these businesses while continuing to provide flexibility to mitigate any potential incentives to relocate businesses to outside of Oregon.</p>

## Emissions-intensive, trade exposed sources

Emissions-intensive, trade exposed sources are facilities that will be independently responsible for complying with the program. Specifically, these are facilities with certain North American Industry Classification System code(s) and that has emitted 15,000 metric tons of CO<sub>2</sub> equivalent or more in 2020 or later years.

## Distribution of compliance instruments to fuel suppliers that reduced emissions

A number of fuel suppliers made significant strides in reducing their emissions below the cap under the previous program. Under the previous program these fuel suppliers would have been allowed to save up or trade their compliance instruments. DEQ wants to honor the work these suppliers did under the assumption that saving or trading compliance instruments would provide them more flexibility in the future. Under the CPP 2024 proposed rules, DEQ is proposing a one-time distribution of compliance instruments to these suppliers that represents what these suppliers would have banked or traded.

## **Rulemaking information**

To learn more about the proposed rules, go to the [Climate Protection Program 2024 rulemaking website](#). Information there includes the notice of proposed rulemaking, draft rules and information about how to submit public comment. The public comment period will go from July 30, 2024 to Aug. 30, 2024 at 4:00 p.m.

## **Disclaimer: how to use and interpret this fact sheet**

This fact sheet is a plain language explanation of some differences between the proposed new Oregon Administrative Rules, chapter 340, division 273 and the prior Climate Protection Program rules adopted by the Environmental Quality Commission in 2021 but invalidated by the Oregon Court of Appeals in 2023. This explanation is based on information available to DEQ at the time of the Notice of Proposed Rulemaking and is not final. This explanation is provided for information purposes only, and should not be relied upon or cited as a statement of the legal effect of the CPP 2024 proposed rules, if adopted by the EQC.

## **Non-discrimination statement**

DEQ does not discriminate on the basis of race, color, national origin, disability, age or sex in administration of its programs or activities.

Visit DEQ's [Civil Rights and Environmental Justice page](#).



New DEQ Climate Regulation in Oregon

## Climate Protection Program (CPP) Affect on Rate Payers

A new climate program in Oregon, if approved as designed, will impact every energy user in Oregon, both at the pump and on their utility bills. The Oregon Department of Environmental Quality (DEQ) is currently creating new rules for its Climate Protection Program (CPP)—a process that will take several more months to complete, including a formal public comment period this summer.

NW Natural is anticipating that utility customers will see CPP costs on their bills beginning as early as the first year of the program's implementation.

What is the Climate Protection Program?

The CPP was developed by the DEQ with the objective of reducing greenhouse gas emissions across the state. The program is in response to former Governor Kate Brown's 2020 executive order (EO 20-04) directing state agencies to design programs to achieve a 45% reduction in emissions by 2035 and an 80% reduction by 2050. Learn more about the CPP: [oregon.gov/deq/ghgp/cpp](https://oregon.gov/deq/ghgp/cpp)

How does it work?

Natural gas distributors, transportation fuel providers and others will be required to reduce emissions using a specified set of compliance tools. Some compliance tools that provide verifiable emission reductions will take time to develop at scale, such as renewable natural gas or clean hydrogen. Another type of compliance tool, designed by DEQ and unique to Oregon, is called a "Community Climate Investment" (CCI). As currently designed, DEQ will select a non-profit organization that will sell these CCI credits to entities like NW Natural. The non-profit will use the proceeds from these CCI sales to help fund various projects that could – but are not required to – result in emissions reductions at some point in the future.

How will customers' bills change as a result of the CPP?

All of the fees collected from customers will be used to cover the compliance costs for their emissions. Based on the draft rules published on May 9, 2024, we estimate that residential customers could initially see their monthly bills increase by approximately 14% because of the CPP.

Within the first nine years of the program, those costs alone could increase monthly bills by approximately 35%.<sup>[1]</sup> Commercial and industrial customers will also see bill increases associated with their emissions.

PORT OF THE DALLES AGENDA ITEM

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MEETING DATE August 14, 2024

ACTION ITEM H-2.) Brokerage Commission Policy

STAFF RECOMMENDATION Approve Brokerage Commission Policy as presented

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Port Staff received information from other Oregon Ports about their Brokerage Commission Policy's; the Port's existing policy is in line with other ports, so it is staff's recommendation that this policy be readopted as is.

## Brokerage Commission Policy

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The Port of The Dalles (“Port”) shall pay real estate commissions to real estate brokers licensed in the State of Oregon who are the procuring cause of a land sale or lease. No commission shall be payable if the broker has an interest in the sale or lease transaction.

To be eligible to collect a brokerage commission, brokers must notify the Port of their work with a client before a transaction reaches sale, preferably immediately after showing the property. Commissions shall be payable on leases after acceptance and execution by both parties of the appropriate documents.

### REAL ESTATE BROKERS COMMISSION SCHEDULE

#### 1. Leases

Commissions for land leases shall be 3 percent of the net rental to the Port for the first five years of the lease agreement.

Commissions on land leases shall not exceed the commission which would have been paid if the property had been sold rather than leased, based on the Port’s standard sales commission.

#### 2. Sales

Commissions on the sale of Port property shall be 3 percent up to and including the initial \$500,000 of the gross sales price, plus 1.5 percent of any portion of the sales price in excess of \$500,000 for cash sales. Commissions on contract sales may be payable over time at no interest at the sole discretion of the Port. If the Port elects to pay commissions over a period of time, the time span shall be mutually agreed upon between the Port and the broker

#### 3. Options

Commissions for options shall be 2 percent of the option price, paid at the time that the option is granted by the Port. If the option to purchase is exercised in the time set out in the option agreement, and the real estate broker has worked diligently with their client to finalize the sale, the sales commission rates outlined above will be paid, less the initial 2 percent paid for the option. The Port reserves the right to withdraw or amend this schedule at any time.

Rev. May 28, 2015



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[andrea@portofthedalles.com](mailto:andrea@portofthedalles.com)

3636 Klindt Drive  
The Dalles, Oregon 97058

Easy access to  
I-84 east-west  
Hwy 197/97 to CA I-5,  
and Hwy 197  
to WA-Hwy 14



PORT OF THE DALLES AGENDA ITEM

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MEETING DATE	August 14, 2024
ACTION ITEM H-3.)	July 10, 2024, Regular Session Meeting Minutes
STAFF RECOMMENDATION	Approve <u>July 10, 2024, Regular Session Meeting Minutes</u> as presented

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PORT OF THE DALLES COMMISSION  
Regular Session Meeting Minutes  
Wednesday, July 10, 2024, 5:30 p.m.  
Wasco County Soil & Water Conservation District, The Dalles, Oregon

The Regular Session Meeting of the Port Commissioners was called to order by President Wallace at 5:33 p.m.

ROLL CALL Executive Assistant Toepke

- o COMMISSION Robert Wallace, President; Greg Weast, Vice-President; Staci Coburn, Treasurer; John Willer, Secretary; Mary Hanlon, Assistant Secretary/Treasurer
- o STAFF Andrea Klaas, Executive Director; Jennifer Toepke, Executive Assistant; Bill Dick, Attorney, Dick, Dick & Corey
- o GUESTS Deidre Baumgarten & Annika R. Baumgarten, Sea Scout Ship Freedom 399; Kristi Timmons, MVProperty Management

PLEDGE OF ALLEGIANCE

AGENDA CORRECTIONS/ADDITIONS

PUBLIC COMMENT OR QUESTION *None*

ELECTION OF OFFICERS Retain current positions. President: Commissioner Robert Wallace; Vice-President: Commissioner Greg Weast; Treasurer: Commissioner Staci Coburn; Secretary: Commissioner John Willer; Assistant Secretary/Treasurer: Commissioner Mary Hanlon *M/J. Willer, S/M. Hanlon, Motion passed unanimously*

PRESENTATION & DISCUSSION ITEM Sea Scout Quartermaster Project Annika R. Baumgarten, Bos'n 2023-2024, Sea Scout Ship Freedom 399

- *Stands as presented in meeting packet, plus a brief presentation explaining that part of her Apprentice, Ordinary & Able Quartermaster (which is equivalent to an Eagle Scout award) is to do a Service Project: currently at The Dalles Marina Guest Moorage the railings do not have cleats, so boats tie directly up to the railings. Sea Scout Baumgarten would like to install cleats on the railings to allow boats to directly tie up to the cleats. 76 cleats are needed for a cost of \$800.00 After a brief Q&A discussion the Commission approved the project to include the following motion: Fund hardware up until \$550.00 for the project M/G. Weast, S/S. Coburn; Motion passed unanimously*

CONCESSIONAIRE REPORT The Dalles Marina, LLC Q4/FY 2023/2024 Angie Macnab, Owner/Operator, The Dalles Marina, LLC

- *Stands as presented, plus reiterated that many floats have been replaced, C-Dock was leveled, the tool shed was refloated, leases went out and were signed by all tenants, boathouses are sold on Zillow through realtors, nothing is available to rent at the Marina, the boathouses are looking good, there is no smoking at the Marina. A Q&A discussion concerning administrative and financial charges that should be passed on/absorbed by the tenants was prompted by Commissioner Hanlon and Commissioner Wallace reiterated that the current agreement is for this fiscal year, and that the Port Commission has an obligation to continue the conversation of the future of the Marina, and that Owner/Operator Macnab should be part of that discussion.*

ACTION ITEMS

1. Request from MVProperty Management on behalf of V&G, LLC Kristi Timmons, Licensed Property Manager *Stands as presented in meeting packet, plus: Clarification by Executive Director Klaas as to why the Port still owns the small strip of land at the back of V&G's building, then explanation by Property Manager Timmons as to why V&G, LLC would like to lease this property, as they have a new long term commercial tenant due to move in by the end of September and opening for business in October or November. Property Manager Timmons made a counteroffer to the Port's proposed \$30,000.00 long-term lease: \$10,000.00 lease for 20 years (\$500.00 per year) and requesting that the Port reconsider helping to pay to lay the concrete. Noting that V&G, LLC are investing \$85,000.00 into improvements on the space. No action to be taken at this time. Commission to discuss the request in Executive Session, Agenda Item L.*
2. April 10, 2024, Regular Session Meeting Minutes as amended: Agenda Item D. Agenda Corrections or Additions: remove word "added" after Session, and insert word "item" M/G. Weast, S/J. Willer; Motion passed unanimously
3. June 12, 2024, Regular Session Meeting Minutes M/G. Weast, S/S. Coburn; Motion passed unanimously
4. June 2024 Financial Reports Commissioner Coburn Stand as presented

REPORTS

1. Director's Report Executive Director Klaas *Stands as presented, plus additional details on the problems facing the Marina Launch Ramp Restroom doors; Executive Assistant Toepke worked on July 4<sup>th</sup> to monitor activity at the Marina; Basement renovations: waterproofing finished, left to do: paint, carpet, etc.; irrigation water was off on the Port's Klindt Drive landscaping, the City turned the water off without informing the Port; the financial audit will be done the normal way this year, but next fiscal year the Port will move to the new system, as per the State, of Agreed Upon Procedures (AUP).*

2. The Dalles Community Outreach Team Commissioner Weast Plans are coming together for the trip to Washington, D.C. Meetings are being scheduled with the legislators, plus possibly adding the departments of Education, Labor and Agriculture - hopefully to accomplish some of our goals. There was a report about Urban Renewal. The hospital is not going to happen. Brownfield Grants - the City & County are splitting a \$2 million grant for that. Tier 1: Columbia Gorge ESD, Columbia Gorge Regional Airport Hanger & Regional Business Park, Wasco, Hood River & Sherman County Crisis Resolution Center.
3. Columbia Gateway Urban Renewal Agency Board Commissioner Coburn The Board received a Draft Document from Dan Spatz to renew the plan, it has not been updated since 2009; it was reviewed and comments sent back to Dan – this month of next there will be a final version to approve. There are not a whole lot of funds left. So, it depends on what has already been committed to what is happening on 1<sup>st</sup> Street – that will dictate what will happen in the next couple of years. The 1<sup>st</sup> Street project, as many people know, long before we arrived – was to build an underpass on Washington Street to access the river (to improve 1<sup>st</sup> Street) – that never happened – the project has been kicked down the road, everyone is struggling as to what if anything needs to be done – outside the safety of what needs to be done. So Urban Renewal is at what needs to be done and what must be done. We also reviewed all the recommendations on the Tony Building – one of the RARE gals put it all together – maybe for nothing, if there are no funds left. The Urban Agency expires in 2029.
4. Wasco County Economic Development Commission Executive Assistant Toepke No meeting, no report; the next meeting is in September and will be held in Antelope – the Commission will be touring the Young Life complex while they are there.
5. Dufur Commissioner Wallace With Wy'East I attended the Eastern Oregon Business Summit, organized by the Eastern Oregon Women's Coalition. It was a great event. We toured facilities around Hermiston and Boardman. Port of Umatilla was our first tour. Looked at new housing units with energy efficiency. Port of Morrow took us over to the Sage Center. Port of Morrow is a very impressive Port. Went out to the landfill – where they are taking the methane off the landfill. They catered a dinner out in the middle of a wheat field. Attendees were State representatives from the West side. Focused on the Governor's initiative on energy efficiency. Remodeled the Pendleton Airport. Great to see Eastern Oregon. BTI is a program out of Baker ESD Program. If the Port & PUID could have a conversation about holding a Lineman Program here once per year that would be great, as all the power companies are fighting over the same lineman. Maybe we could set it up one summer. Dufur has a horrible fire going on out there now. Started on Tuesday, over 9,000 acres right now. Burnt down to Tygh Valley. Widespread evacuations. Cherry harvest: pretty much done in The Dalles area – now they are down in Dufur. Wheat harvest should be starting soon, as soon as they are done fighting fires! Internal planning meeting with Wy'East and some of our partners, at that meeting was Heidi from Rural Development Initiative, Executive Director Klaas & I will meet with her. Dufur School is in the middle of their seismic project. The School-Based Health Center is up and running. And the school is also the fire headquarters.

UPCOMING MEETINGS/EVENTS Stand as included in meeting packet.

REGULAR SESSION ADJOURNED AT 7:15 P.M. & EXECUTIVE SESSION COMMENCED AT 7:15 P.M.

EXECUTIVE SESSION as allowed by ORS 192.660(2)(e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions, and ORS 192.660(2)(h) To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed. \*Media representatives are instructed not to report or disclose matters discussed in Executive Session None

EXECUTIVE SESSION ADJOURNED AT 8:22 P.M. & REGULAR SESSION RESUMED AT 8:23 P.M.

ACTION FROM EXECUTIVE SESSION Direct legal counsel and staff to continue legal negotiations. M/G. Weast, S/J. Willer; Motion passed unanimously

COMMISSION CALL Commissioner Willer had a fish installation done by local artist Andy Nichols and invited the Commission to view it at his clinic. Commissioner Weast inquired when the last time Executive Director Klaas had a performance evaluation.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 8:29 p.m.

PORT OF THE DALLES:

ATTEST:

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

\_\_\_\_\_  
John Willer, Secretary  
Board of Commissioners

PORT OF THE DALLES AGENDA ITEM

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MEETING DATE August 14, 2024

ACTION ITEM H-4.) August 2024 Financial Reports Commissioner Coburn

STAFF RECOMMENDATION Approve August 2024 Financial Reports as presented

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Notable

- Savings
  - Oregon State Treasury Short Term Fund: 5.30%
  - First Interstate Bank Money Market: 5.33%
- Uncommon Fund Activity
  - General Fund
    - ❖ Income
      - The increase in deposits is due to the three new land leases, as mentioned in July's Meeting Packet.
    - ❖ Expense
      - Bob's Glass Inc., Down payment on Marina Launch Ramp Restrooms doors and frames: \$3,246.74
      - Dick, Dick & Corey LLP, The Dalles Marina 4<sup>th</sup> Amendment to Concession Agreement: \$1,658.00
      - Ernie's Locks & Keys, New deadbolts on Marina Launch Ramp Restroom doors: \$268.00
      - John's Waterproofing, Final payment for waterproofing system installed in Port Administrative Office basement: \$19,188.98
      - RADCOMP Technologies, Continued migration to Microsoft 365 for Government: \$1,135.54
      - Three Brothers Landscaping, Lavendar Island cleanup: \$200.00; Marina Launch Ramp Restroom & Guest Moorage Bark Project: \$1,474.53
      - Tyler Barnes, Final payment for email hosting (due to migration to Microsoft 365 for Government): \$120.00
  - Marina Fund
    - ❖ Income
      - None
    - ❖ Expense
      - None
  - Port Development Fund
    - ❖ Income
      - None
    - ❖ Expense
      - Greg Weast, Expense Reimbursement for purchase of airline ticket to Washington, D.C. for The Dalles Community Outreach Team (COT) trip and two associated lunch meetings: \$866.17

PORT OF THE DALLES  
Balance Sheet by Class  
As of July 31, 2024

	<u>General Fund</u>	<u>Marina Fund</u>	<u>Port Development Fund</u>	<u>Unclassified</u>	<u>TOTAL</u>
ASSETS					
Current Assets					
Checking/Savings					
FIB Checking					
General Fund	33,378.94	0.00	0.00	0.00	33,378.94
Marina Fund	0.00	1,275.11	0.00	0.00	1,275.11
Port Development Fund	0.00	0.00	7,590.95	0.00	7,590.95
Total FIB Checking	<u>33,378.94</u>	<u>1,275.11</u>	<u>7,590.95</u>	<u>0.00</u>	<u>42,245.00</u>
FIB Money Market					
General Fund	90,596.31	0.00	0.00	0.00	90,596.31
Marina Fund	0.00	1,016.12	0.00	0.00	1,016.12
Port Development Fund	0.00	0.00	100,515.47	0.00	100,515.47
Total FIB Money Market	<u>90,596.31</u>	<u>1,016.12</u>	<u>100,515.47</u>	<u>0.00</u>	<u>192,127.90</u>
LGIP					
General	1,782,059.16	0.00	0.00	0.00	1,782,059.16
Marina	0.00	198,605.32	0.00	0.00	198,605.32
Port Development	0.00	0.00	4,247,332.01	0.00	4,247,332.01
Total LGIP	<u>1,782,059.16</u>	<u>198,605.32</u>	<u>4,247,332.01</u>	<u>0.00</u>	<u>6,227,996.49</u>
Petty Cash	66.28	28.48	55.24	0.00	150.00
Total Checking/Savings	<u>1,906,100.69</u>	<u>200,925.03</u>	<u>4,355,493.67</u>	<u>0.00</u>	<u>6,462,519.39</u>
Total Current Assets	<u>1,906,100.69</u>	<u>200,925.03</u>	<u>4,355,493.67</u>	<u>0.00</u>	<u>6,462,519.39</u>
TOTAL ASSETS	<u><u>1,906,100.69</u></u>	<u><u>200,925.03</u></u>	<u><u>4,355,493.67</u></u>	<u><u>0.00</u></u>	<u><u>6,462,519.39</u></u>
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Other Current Liabilities					
Payroll Liabilities	113.87	0.00	0.00	0.00	113.87
Total Other Current Liabilities	<u>113.87</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>113.87</u>
Total Current Liabilities	<u>113.87</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>113.87</u>
Total Liabilities	113.87	0.00	0.00	0.00	113.87
Equity					

Cash Basis

PORT OF THE DALLES

Balance Sheet by Class

As of July 31, 2024

	General Fund	Marina Fund	Port Development Fund	Unclassified	TOTAL
Unrestricted Net Assets	1,920,016.29	200,036.33	4,336,400.88	0.00	6,456,453.50
Net Income	-14,029.47	888.70	19,092.79	0.00	5,952.02
Total Equity	<u>1,905,986.82</u>	<u>200,925.03</u>	<u>4,355,493.67</u>	<u>0.00</u>	<u>6,462,405.52</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,906,100.69</u></u>	<u><u>200,925.03</u></u>	<u><u>4,355,493.67</u></u>	<u><u>0.00</u></u>	<u><u>6,462,519.39</u></u>

PORT OF THE DALLES  
Profit & Loss Budget vs. Actual-GENERAL FUND  
 July 2024

	<u>Jul 24</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	555,794.00	0.0%
Interest from Earnings	8,615.73	27,790.00	31.0%
Other Resources			
Grants	0.00	4,020,000.00	0.0%
Launch Ramp & Transient Moorage	1,260.00	3,000.00	42.0%
Leased Land & Facilities	31,405.00	80,000.00	39.26%
Loan Repayments			
Marina Fund			
Interest	0.00	6,463.00	0.0%
Principal	0.00	78,003.00	0.0%
Total Marina Fund	<u>0.00</u>	<u>84,466.00</u>	<u>0.0%</u>
Total Loan Repayments	0.00	84,466.00	0.0%
Other Income	<u>1,617.50</u>	<u>50,000.00</u>	<u>3.24%</u>
Total Other Resources	34,282.50	4,237,466.00	0.81%
Previously Levied Taxes	721.24	5,000.00	14.43%
Property Taxes	1,521.14	448,268.00	0.34%
Transfer from Other Funds	<u>0.00</u>	<u>875,000.00</u>	<u>0.0%</u>
Total Income	<u>45,140.61</u>	<u>6,149,318.00</u>	<u>0.73%</u>
Gross Profit	45,140.61	6,149,318.00	0.73%
Expense			
Capital Outlay	22,615.72	4,250,000.00	0.53%
Material & Services	13,242.55	334,000.00	3.97%
Personal Services	23,311.81	470,000.00	4.96%
Transfers & Contingency	<u>0.00</u>	<u>600,000.00</u>	<u>0.0%</u>
Total Expense	<u>59,170.08</u>	<u>5,654,000.00</u>	<u>1.05%</u>
Net Ordinary Income	<u>-14,029.47</u>	<u>495,318.00</u>	<u>-2.83%</u>
Net Income	<u><u>-14,029.47</u></u>	<u><u>495,318.00</u></u>	<u><u>-2.83%</u></u>

PORT OF THE DALLES  
Profit & Loss Budget vs. Actual-MARINA FUND  
 July 2024

	<u>Jul 24</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	206,233.00	0.0%
Interest from Earnings	888.70	10,312.00	8.62%
Other Resources			
Fire Emergency	0.00	1,500,000.00	0.0%
Total Other Resources	0.00	1,500,000.00	0.0%
Total Income	<u>888.70</u>	<u>1,716,545.00</u>	<u>0.05%</u>
Gross Profit	888.70	1,716,545.00	0.05%
Expense			
Capital Outlay	0.00	900,000.00	0.0%
Debt Service	0.00	84,466.00	0.0%
Transfers & Contingency	0.00	675,000.00	0.0%
Total Expense	<u>0.00</u>	<u>1,659,466.00</u>	<u>0.0%</u>
Net Ordinary Income	<u>888.70</u>	<u>57,079.00</u>	<u>1.56%</u>
Net Income	<u><u>888.70</u></u>	<u><u>57,079.00</u></u>	<u><u>1.56%</u></u>



Profit & Loss Budget vs. Actual-PORT DEVELOPMENT FUND

July 2024

	<u>Jul 24</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Beginning Fund Balance	0.00	4,353,000.00	0.0%
Interest from Earnings	19,198.96	217,650.00	8.82%
Other Resources			
Grants	0.00	4,000,000.00	0.0%
Land Sales & Contract Interest			
V&G			
Interest	287.79		
Principal	472.21		
Total V&G	<u>760.00</u>		
Land Sales & Contract Interest - Other	<u>0.00</u>	<u>2,500,000.00</u>	<u>0.0%</u>
Total Land Sales & Contract Interest	<u>760.00</u>	<u>2,500,000.00</u>	<u>0.03%</u>
Other Income	<u>0.00</u>	<u>4,000,000.00</u>	<u>0.0%</u>
Total Other Resources	<u>760.00</u>	<u>10,500,000.00</u>	<u>0.01%</u>
Transfer from Other Funds			
General Fund	0.00		
Transfer from Other Funds - Other	<u>0.00</u>	<u>500,000.00</u>	<u>0.0%</u>
Total Transfer from Other Funds	<u>0.00</u>	<u>500,000.00</u>	<u>0.0%</u>
Total Income	<u>19,958.96</u>	<u>15,570,650.00</u>	<u>0.13%</u>
Gross Profit	<u>19,958.96</u>	<u>15,570,650.00</u>	<u>0.13%</u>
Expense			
Capital Outlay	0.00	9,000,000.00	0.0%
Material & Services	866.17	415,000.00	0.21%
Special Payments	0.00	2,000,000.00	0.0%
Transfers & Contingency	<u>0.00</u>	<u>400,000.00</u>	<u>0.0%</u>
Total Expense	<u>866.17</u>	<u>11,815,000.00</u>	<u>0.01%</u>
Net Ordinary Income	<u>19,092.79</u>	<u>3,755,650.00</u>	<u>0.51%</u>
Net Income	<u><u>19,092.79</u></u>	<u><u>3,755,650.00</u></u>	<u><u>0.51%</u></u>

PORT OF THE DALLES AGENDA ITEM

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MEETING DATE	August 14, 2024
PRESENTATION AND DISCUSSION ITEMS I-1)	Port By-Laws

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The Port By-Laws are the first in a succession of policies and procedures to be updated during this fiscal year. Find Port Staff's proposed amendments under Article VII Order of Business.

## PORT OF THE DALLES

### BY-LAWS

#### ARTICLE I AS AMENDED (10/5/1936, VOL.1, PG.227, 11/10/2010)

MEETING PLACE The principal office and place of business of the Board of Commissioners will be in the offices of the Port of 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 will be kept at the principal office and place of business.

#### ARTICLE II AS AMENDED (2/13/1991, VOL 3, PG. 204, 11/10/2010)

MEETINGS The Board of Commissioners will hold one regular meeting each calendar month; such regular meeting will be held and called to order at the time and location specified in the regular meeting notice in accordance with ORS 192, Public Meeting Law requirements; such regular meeting will be held on the Second Wednesday after the first day of the month. Said meetings may be changed, postponed, or cancelled from time to time as may be deemed necessary by the Board of Commissioners. Special meetings may be held 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 will be given in accordance with ORS 192, Public Meeting Law requirements.

#### 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 AS AMENDED (2/10/1941, VOL. 2 PG. 141) & 6/13/1977, VOL. 12 PG. 24, 11/10/2010)

ELECTION OF OFFICERS The election of officers of the Board of Commissioners shall be held annually at the first regular meeting in July. The Election of Officers shall be added to the July Agenda as item "C" following the Pledge of Allegiance; the officers are elected for a period of one year, or until their respective successors are elected and qualified. The Officers, as required by ORS 777 are, President, Vice-President, Secretary and Treasurer. The Port also elects an Assistant Secretary/Treasurer.

## DUTIES

- The President will preside at all meetings
- The Vice President will perform the duties of President when the President is unavailable to preside.
- The Secretary will preside if neither the President nor the Vice-President is present.

The duties of all Officers will be consistent with ORS 777.

## ARTICLE V

SEAL The corporate seal of the Port of The Dalles will 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.

ARTICLE VII AS AMENDED (11/14/1960, VOL 6 PG. 36, 11/10/2010, 04/14/2021)

ORDER OF BUSINESS The usual order of business at all meetings of the Board will be:

- A. Roll Call
- B. Pledge of Allegiance
- C. Agenda Corrections or Additions
- D. Public Comment or Question
- E. ~~Community Partner Update~~
- F. Upcoming Meetings/Events
- G. Action Items
- H. Reports
- I. Executive Session as allowed by ORS 192.660 (2)(e)(f)(h)(i) (if needed)
- J. Action Required from Executive Session (if needed)
- K. Commission Call

This order may be modified from time to time, and additional items may be added to the agenda, but all elements of the meeting listed above will be included in each meeting. We hereby certify that these By-Laws are a true and correct copy of said By-Laws as adopted by the Port of The Dalles this ~~14<sup>th</sup> day of April 2021.~~ 14th day of August, 2024.

~~Greg Weast, President~~Robert Wallace, President

\_\_\_\_\_  
Staci Coburn, Treasurer

~~D.M. Courtney, Vice President~~Greg Weast, Vice President

\_\_\_\_\_  
~~David Griffith~~Mary Hanlon, Asst. Sec./Treas.

~~Robert Wallace~~,John Willer, Secretary

PORT OF THE DALLES AGENDA ITEM

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MEETING DATE August 14, 2024

REPORT ITEM J-1.) Director's Report Executive Director Klaas

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Office

- Port Staff continue to address recovery from the water in the Port Administrative Office Basement (boardroom):
  - Sheetrock and painting have been completed.
  - An Owl video conferencing camera/speaker plus a flat screen display have been ordered.
  - Carpet has been selected. The original choice had an 8-week production timeline, so a second choice that is available now was selected.
  - The installation of a new fire rated door leading upstairs is being quoted.
  - The bathroom door will get new handles installed with an "occupied" indicator on the outside.
- Port Staff met with Richard Wolfe, a citizen of The Dalles interested in the history of the Port, particularly when it was located in downtown The Dalles. Mr. Wolfe has been researching the old Port Dock, history of some of the vessels that stopped in The Dalles, and development that occurred on and around First Street.
- Port Staff met with Amanda Taskey, CPA, RTO & Company (RTO), Port financial auditor to do the annual audit walkthrough. At the July meeting staff mentioned that the Port may be transitioning to a different style audit called the Agreed Upon Procedures (AUP) review. We have learned that our current auditing firm, RTO, will in fact not be doing that type of financial review, so if the Port is interested in moving in that direction, the Port will need to go out to bid to find a qualified firm. Port Staff will provide more information on audit options at a future meeting.
- Port Staff attended training titled Cultivating Understanding Through Meaningful Conversations which was host by Special Districts Association of Oregon (SDAO) Human Resources Department. The training was valuable in many ways, including a good discussion about what diversity, equity and inclusion is and isn't. From one of the handouts:
  - Diversity, equity, inclusion (DEI)
    - Diversity is reality - These are the things that make us who we are and different from everyone else. It is what makes us unique and interesting.
    - Equity is logistics - A sense of fairness, even though not necessarily equal.
    - Inclusion are actions - The intentional act of creating fairness and equal opportunities so that everyone has an opportunity to be heard.
  - Guiding Principles
    - It's okay to not understand. It's not okay to be unwilling to learn.
    - You are expected to treat people with respect and dignity, no matter what.
    - Everyone is accountable for the impact their behavior has on others.
  - State of Oregon now has an Equitable Outcome and Community Engagement Report that is required when applying for grants and funding. In small communities this can seem challenging to respond to. What can be focused on are community connections among a variety of groups. The groups can be students, seniors, income levels, education levels, etc. and the responses can focus on ways to bring the community together; that there are barriers to portions of the population, but we are working to remove those barriers; there are underserved citizens, but this is how we will do outreach to them.
- The Port has updated the information for the September Community Outreach Team (COT) trip to Washington, D.C.; the two projects that the Port will be discussing are the launch ramp improvements and funding for planning and infrastructure. Both of these projects are a year or two off, but it is important to lay the groundwork now for future funding. Executive Director Klaas & Commissioner Weast will be attending the mission to D.C.
- Wy'East Resource Conservation and Development celebrated their 30th anniversary; Port staff attended the celebration.
- Riverfront Trail Poplar Tree Project
  - Toward the end of July, Bruce Lumper let the Port know that the Riverfront Trail committee had painted warnings on the trail in the area that is currently damaged. There is a sign on each side, well before the area of concern. City of The Dalles Public Works helped with this and supplied the traffic paint and some barricades while the paint was drying. Mr. Lumper again thanked the Port Commission and Staff for their support on the trail relocation project.



### The Dalles Marina

- Bob's Glass installed the new doors on the launch ramp restrooms, and they are scheduled to be painted. Bob's also rekeyed the restroom and pipe chase locks. Removal of the portable toilets and reopening of the restrooms is scheduled for Thursday, August 15<sup>th</sup>.
- At the same time the launch ramp restroom doors are painted, the railings and benches at the restroom area will be painted, in addition to the railing on the gangway to the guest moorage. The Port's lawn maintenance crew completed the project of removing years of old bark in the restroom area and the entrance to the guest moorage, and installed fresh new bark, and plant matter was removed as necessary.
- Staff is planning how the matching grant of \$10,000.00 from 'Experience Mt. Hood and the Gorge' will be invested for improvements to 'The Dalles Marina Public Boat Launch Ramp'. Likely the majority will be spent on repairs to the boat launch ramp docks and the replacement of the restroom doors and frames.
- The Port had an abandoned vehicle that was parked in the middle of the parking lot right away towed and a boat on a trailer that was being used as a camp at night, was also towed.

### Other

- Anthony Morelli/Tree Cut Case follow up.
  - Wasco County victim's advocate was contacted to get an update on the tree cutting restitution that Mr. Morelli was ordered to pay. This is the response:
    - Hello! Brenda is no longer working with the county and has moved on to other personal goals. It looks like Mr. Morelli will return to court on 9/4/24 at 9 a.m. Is there any chance you'd like to participate in that hearing. Often times, it can be beneficial for the identified victims in a case to provide feedback to the court. You can participate remotely, if you'd like or in person. I can also read a statement on your behalf if you'd like. Otherwise, I do not see any progress on payments since the last hearing.
- Following this report find:
  - The Center for Internet Security Controls recommendations. This four-page document is structured from Control 01 - Control 18 (least sophisticated to most sophisticated), with 3 implementation levels for cyber defense (IG1-IG3) listed for each control. These are defined on the first page. Depending on the size of the business, the information and data that the business is tracking and storing, and the experience of the IT staff different measures are recommended to be implemented.
  - An article in Oregon Business on the Dufur School District's new School-Based Health Center.
  - Bernert Barge Line's invitation to check out Nora B, their newest tug, before the retrofit begins.

# CIS Controls v8.1 Implementation Groups

The CIS Critical Security Controls® (CIS Controls®) are internationally recognized for bringing together expert insight about threats, business technology, and defensive options into an effective, coherent, and simpler way to manage an organization's security improvement program. But in our experience, organizations of every size and complexity still need more help to get started and to focus their attention and resources.

To that end, we developed Implementation Groups (IGs). IGs are the recommended guidance to prioritize implementation of the CIS Controls. In an effort to assist enterprises of every size, IGs are divided into three groups. They are based on the risk profile and resources an enterprise has available to them to implement the CIS Controls. Each IG identifies a set of Safeguards (previously referred to as CIS Sub-Controls), that they need to implement. There are 153 Safeguards in CIS Controls v8.1.

Every enterprise should start with IG1. IG1 provides effective security value with technology and processes that are generally already available while providing a basis for more tailored and sophisticated action if that is warranted. Building upon IG1, we then identified an additional set of Safeguards for organizations with more resources and expertise, but also greater risk exposure. This is IG2. Finally, the rest of the Safeguards make up IG3.

These IGs provide a simple and accessible way to help organizations of different classes focus their scarce security resources, and still leverage the value of the CIS Controls program, community, and complementary tools and working aids.

## Essential Cyber Hygiene

CIS Controls v8.1 defines Implementation Group 1 (IG1) as essential cyber hygiene and represents an emerging minimum standard of information security for all enterprises. IG1 is the on-ramp to the CIS Controls and consists of a foundational set of 56 cyber defense Safeguards. The Safeguards included in IG1 are what every enterprise should apply to defend against the most common attacks.

For more information, visit [www.cisecurity.org/controls](http://www.cisecurity.org/controls).



**IG1** is the definition of essential cyber hygiene and represents a minimum standard of information security for all enterprises. IG1 assists enterprises with limited cybersecurity expertise thwart general, non-targeted attacks.

**56**  
Cyber defense Safeguards



**IG2** assists enterprises managing IT infrastructure of multiple departments with differing risk profiles. IG2 aims to help enterprises cope with increased operational complexity.

**74**  
Additional cyber defense Safeguards



**IG3** assists enterprises with IT security experts secure sensitive and confidential data. IG3 aims to prevent and/or lessen the impact of sophisticated attacks.

**23**  
Additional cyber defense Safeguards

Total Safeguards **153**



## 01 Inventory and Control of Enterprise Assets

1.1	Establish and Maintain Detailed Enterprise Asset Inventory	●	●	●
1.2	Address Unauthorized Assets	●	●	●
1.3	Utilize an Active Discovery Tool		●	●
1.4	Use Dynamic Host Configuration Protocol (DHCP) Logging to Update Enterprise Asset Inventory		●	●
1.5	Use a Passive Asset Discovery Tool			●

## 02 Inventory and Control of Software Assets

2.1	Establish and Maintain a Software Inventory	●	●	●
2.2	Ensure Authorized Software is Currently Supported	●	●	●
2.3	Address Unauthorized Software	●	●	●
2.4	Utilize Automated Software Inventory Tools		●	●
2.5	Allowlist Authorized Software		●	●
2.6	Allowlist Authorized Libraries		●	●
2.7	Allowlist Authorized Scripts			●

## 03 Data Protection

3.1	Establish and Maintain a Data Management Process	●	●	●
3.2	Establish and Maintain a Data Inventory	●	●	●
3.3	Configure Data Access Control Lists	●	●	●
3.4	Enforce Data Retention	●	●	●
3.5	Securely Dispose of Data	●	●	●
3.6	Encrypt Data on End-User Devices	●	●	●
3.7	Establish and Maintain a Data Classification Scheme		●	●
3.8	Document Data Flows		●	●
3.9	Encrypt Data on Removable Media		●	●
3.10	Encrypt Sensitive Data in Transit		●	●
3.11	Encrypt Sensitive Data at Rest		●	●
3.12	Segment Data Processing and Storage Based on Sensitivity		●	●
3.13	Deploy a Data Loss Prevention Solution			●
3.14	Log Sensitive Data Access			●

## 04 Secure Configuration of Enterprise Assets and Software

4.1	Establish and Maintain a Secure Configuration Process	●	●	●
4.2	Establish and Maintain a Secure Configuration Process for Network Infrastructure	●	●	●
4.3	Configure Automatic Session Locking on Enterprise Assets	●	●	●
4.4	Implement and Manage a Firewall on Servers	●	●	●
4.5	Implement and Manage a Firewall on End-User Devices	●	●	●
4.6	Securely Manage Enterprise Assets and Software	●	●	●
4.7	Manage Default Accounts on Enterprise Assets and Software	●	●	●
4.8	Uninstall or Disable Unnecessary Services on Enterprise Assets and Software		●	●
4.9	Configure Trusted DNS Servers on Enterprise Assets		●	●
4.10	Enforce Automatic Device Lockout on Portable End-User Devices		●	●
4.11	Enforce Remote Wipe Capability on Portable End-User Devices		●	●
4.12	Separate Enterprise Workspaces on Mobile End-User Devices			●

## 05 Account Management

5.1	Establish and Maintain an Inventory of Accounts	●	●	●
5.2	Use Unique Passwords	●	●	●
5.3	Disable Dormant Accounts	●	●	●
5.4	Restrict Administrator Privileges to Dedicated Administrator Accounts	●	●	●
5.5	Establish and Maintain an Inventory of Service Accounts		●	●
5.6	Centralize Account Management		●	●

## 06 Access Control Management

6.1	Establish an Access Granting Process	●	●	●
6.2	Establish an Access Revoking Process	●	●	●
6.3	Require MFA for Externally-Exposed Applications	●	●	●
6.4	Require MFA for Remote Network Access	●	●	●
6.5	Require MFA for Administrative Access	●	●	●
6.6	Establish and Maintain an Inventory of Authentication and Authorization Systems		●	●
6.7	Centralize Access Control		●	●
6.8	Define and Maintain Role-Based Access Control			●

## 07 Continuous Vulnerability Management

7.1	Establish and Maintain a Vulnerability Management Process	●	●	●
7.2	Establish and Maintain a Remediation Process	●	●	●
7.3	Perform Automated Operating System Patch Management	●	●	●
7.4	Perform Automated Application Patch Management	●	●	●
7.5	Perform Automated Vulnerability Scans of Internal Enterprise Assets		●	●
7.6	Perform Automated Vulnerability Scans of Externally-Exposed Enterprise Assets		●	●
7.7	Remediate Detected Vulnerabilities		●	●

## 08 Audit Log Management

8.1	Establish and Maintain an Audit Log Management Process	●	●	●
8.2	Collect Audit Logs	●	●	●
8.3	Ensure Adequate Audit Log Storage	●	●	●
8.4	Standardize Time Synchronization		●	●
8.5	Collect Detailed Audit Logs		●	●
8.6	Collect DNS Query Audit Logs		●	●
8.7	Collect URL Request Audit Logs		●	●
8.8	Collect Command-Line Audit Logs		●	●
8.9	Centralize Audit Logs		●	●
8.10	Retain Audit Logs		●	●
8.11	Conduct Audit Log Reviews		●	●
8.12	Collect Service Provider Logs			●

## 09 Email and Web Browser Protections

9.1	Ensure Use of Only Fully Supported Browsers and Email Clients	●	●	●
9.2	Use DNS Filtering Services	●	●	●
9.3	Maintain and Enforce Network-Based URL Filters		●	●
9.4	Restrict Unnecessary or Unauthorized Browser and Email Client Extensions		●	●
9.5	Implement DMARC		●	●
9.6	Block Unnecessary File Types		●	●
9.7	Deploy and Maintain Email Server Anti-Malware Protections			●

## 10 Malware Defenses

10.1	Deploy and Maintain Anti-Malware Software	●	●	●
10.2	Configure Automatic Anti-Malware Signature Updates	●	●	●
10.3	Disable Autorun and Autoplay for Removable Media	●	●	●
10.4	Configure Automatic Anti-Malware Scanning of Removable Media		●	●
10.5	Enable Anti-Exploitation Features		●	●
10.6	Centrally Manage Anti-Malware Software		●	●
10.7	Use Behavior-Based Anti-Malware Software		●	●

## 11 Data Recovery

11.1	Establish and Maintain a Data Recovery Process	●	●	●
11.2	Perform Automated Backups	●	●	●
11.3	Protect Recovery Data	●	●	●
11.4	Establish and Maintain an Isolated Instance of Recovery Data	●	●	●
11.5	Test Data Recovery		●	●

## 12 Network Infrastructure Management

12.1	Ensure Network Infrastructure is Up-to-Date	●	●	●
12.2	Establish and Maintain a Secure Network Architecture		●	●
12.3	Securely Manage Network Infrastructure		●	●
12.4	Establish and Maintain Architecture Diagram(s)		●	●
12.5	Centralize Network Authentication, Authorization, and Auditing (AAA)		●	●
12.6	Use of Secure Network Management and Communication Protocols		●	●
12.7	Ensure Remote Devices Utilize a VPN and are Connecting to an Enterprise's AAA Infrastructure		●	●
12.8	Establish and Maintain Dedicated Computing Resources for All Administrative Work			●

## 13 Network Monitoring and Defense

13.1	Centralize Security Event Alerting		●	●
13.2	Deploy a Host-Based Intrusion Detection Solution		●	●
13.3	Deploy a Network Intrusion Detection Solution		●	●
13.4	Perform Traffic Filtering Between Network Segments		●	●
13.5	Manage Access Control for Remote Assets		●	●
13.6	Collect Network Traffic Flow Logs		●	●
13.7	Deploy a Host-Based Intrusion Prevention Solution			●
13.8	Deploy a Network Intrusion Prevention Solution			●
13.9	Deploy Port-Level Access Control			●
13.10	Perform Application Layer Filtering			●
13.11	Tune Security Event Alerting Thresholds			●

## 14 Security Awareness and Skills Training

14.1	Establish and Maintain a Security Awareness Program	●	●	●
14.2	Train Workforce Members to Recognize Social Engineering Attacks	●	●	●
14.3	Train Workforce Members on Authentication Best Practices	●	●	●
14.4	Train Workforce on Data Handling Best Practices	●	●	●
14.5	Train Workforce Members on Causes of Unintentional Data Exposure	●	●	●
14.6	Train Workforce Members on Recognizing and Reporting Security Incidents	●	●	●
14.7	Train Workforce on How to Identify and Report if Their Enterprise Assets are Missing Security Updates	●	●	●
14.8	Train Workforce on the Dangers of Connecting to and Transmitting Enterprise Data Over Insecure Networks	●	●	●
14.9	Conduct Role-Specific Security Awareness and Skills Training	●	●	●

## 15 Service Provider Management

15.1	Establish and Maintain an Inventory of Service Providers	●	●	●
15.2	Establish and Maintain a Service Provider Management Policy	●	●	●
15.3	Classify Service Providers	●	●	●
15.4	Ensure Service Provider Contracts Include Security Requirements	●	●	●
15.5	Assess Service Providers	●	●	●
15.6	Monitor Service Providers	●	●	●
15.7	Securely Decommission Service Providers	●	●	●

## 16 Application Software Security

16.1	Establish and Maintain a Secure Application Development Process	●	●	●
16.2	Establish and Maintain a Process to Accept and Address Software Vulnerabilities	●	●	●
16.3	Perform Root Cause Analysis on Security Vulnerabilities	●	●	●
16.4	Establish and Manage an Inventory of Third-Party Software Components	●	●	●
16.5	Use Up-to-Date and Trusted Third-Party Software Components	●	●	●
16.6	Establish and Maintain a Severity Rating System and Process for Application Vulnerabilities	●	●	●
16.7	Use Standard Hardening Configuration Templates for Application Infrastructure	●	●	●
16.8	Separate Production and Non-Production Systems	●	●	●
16.9	Train Developers in Application Security Concepts and Secure Coding	●	●	●
16.10	Apply Secure Design Principles in Application Architectures	●	●	●
16.11	Leverage Vetted Modules or Services for Application Security Components	●	●	●
16.12	Implement Code-Level Security Checks	●	●	●
16.13	Conduct Application Penetration Testing	●	●	●
16.14	Conduct Threat Modeling	●	●	●

## 17 Incident Response Management

17.1	Designate Personnel to Manage Incident Handling	●	●	●
17.2	Establish and Maintain Contact Information for Reporting Security Incidents	●	●	●
17.3	Establish and Maintain an Enterprise Process for Reporting Incidents	●	●	●
17.4	Establish and Maintain an Incident Response Process	●	●	●
17.5	Assign Key Roles and Responsibilities	●	●	●
17.6	Define Mechanisms for Communicating During Incident Response	●	●	●
17.7	Conduct Routine Incident Response Exercises	●	●	●
17.8	Conduct Post-Incident Reviews	●	●	●
17.9	Establish and Maintain Security Incident Thresholds	●	●	●

## 18 Penetration Testing

18.1	Establish and Maintain a Penetration Testing Program	●	●	●
18.2	Perform Periodic External Penetration Tests	●	●	●
18.3	Remediate Penetration Test Findings	●	●	●
18.4	Validate Security Measures	●	●	●
18.5	Perform Periodic Internal Penetration Tests	●	●	●



# Student Bodies and Minds

**School-based health clinics deliver much-needed care to one of our most vulnerable populations. Why doesn't Oregon have more of them?**

BY AMY MILSHTEIN

**BACK-TO-SCHOOL NIGHT** will look a little different in Dufur — a Wasco County town whose population was 635 as of the 2020 census — this year.

Along with meeting teachers and reconnecting with classmates, its students, parents and the rest of the community will celebrate the grand opening of the district's brand-new School-Based Health Center.

The clinic represents a solid win for the town. Accessing health care in Oregon remains difficult, but it is especially challenging in rural and frontier areas. Desperately needed behavioral and mental health services are even harder to secure. But for kids in Dufur — there are 360 in grades pre-K through 12 — their

immediate family and school staff will be able to address basic medical and mental health needs right on campus.

The need for more physical and mental health services for youth is clear. Across the country, children are suffering from increased incidents of depression, anxiety and suicidal ideation.

And they're not the only ones struggling. The issue was even summed up in a "Saturday Night Live" sketch that aired in May this year, where a teacher, played by Maya Rudolph, laments working in a school filled with rampant behavior issues admits to the kids that "Y'all won."

"COVID broke something we can't fix," Rudolph says wearily.

While the sketch is more focused on teachers' burnout than kids'

**"The people in Dufur were grant-writing machines."**

KRISTEN NICOLESCU,  
PROVIDER, ONE  
COMMUNITY HEALTH

suffering, it's not far from what advocates describe.

"We work with school districts that are desperate for help with youth mental health," says Maureen Hinman, executive director of the Oregon School-Based Health Alliance. "It's impacting staff. We have teachers who are scared of the kids."

Clearly, this is a national phenomenon. But Oregon's problem is particularly acute. The state has a dismal record for absenteeism, the fourth highest in the nation, and ranks dead last in the country for mental-illness prevalence and access to care. So why doesn't Oregon invest more school-based health clinics?

**DUFUR'S NEW FACILITY** brings the number of Oregon's school-based health clinics to 89, meaning about 25% of school districts have one, according to Hinman. "That percentage may go up a bit now that Dufur's clinic is online," she says.

But securing a school-based health clinic takes a lot of work and coordination. Dufur's resource became a reality after years of assessing needs, building community trust and finding funds. Grants came from the Oregon Health Authority, various foundations and a \$50,000 chunk from the deep pockets of Google, which operates a data center nearby.

"The people in Dufur were grant-writing machines," remembers Kristen Nicolescu, medical provider and physician assistant for One Community Health. (One Community Health will provide the staffing and supplies for the clinic.)

So what will all of this work yield? Not intended to replace primary care, the clinic will offer vital supplemental services, designed to "increase seat time for students while keeping them focused and engaged," according to Hinman.

These services include providing sports physicals; offering preventive care; and diagnosing and treating illnesses and injuries like strep throat, sprained ankles, and ear infections. The clinic will be equipped with a small pharmacy and can administer free vaccines. That's good news considering Oregon has the second highest nonmedical exemption rate for vaccines in the country at 9%.



Dufur School's new health clinic is set to open in August.



Dufur school nurse Kamala Malcolm was the driving force behind creating the new facility.

These services promise to provide great relief for families where children are bused to school each day from points far and wide. “Our school district covers 500 square miles,” reports Dufur school nurse Kamala Malcolm, the driving force behind creating the new facility. She also speaks to the student population’s great economic diversity. “We have everything from wheat and cow farmers to populations without running water or electricity.”

This combination means that most everyone in Dufur faces some kind of barrier to timely health care. Some families have no insurance, many are on Medicaid. But even the wealthiest, most-resourced families still need to drive at least 15 miles to The Dalles for higher levels of care, resulting in school absences and lost workdays.

“Even if you have a primary care provider, it can take up to two months to get a doctor’s appointment,” laments Hinman. “This is an easy way to get a simple sports physical or quick appointment and not have to mess with getting seen by your primary care provider.” Hinman stresses that records will be seamlessly shared with those PCPs.

Offering mental health supports will also be a big part of the clinic’s mandate. While logistics are still in the works, Malcolm is planning for one full-time behavioral-health consultant to be available one day a week. This counselor can provide talk therapy and coordinate with other providers and families to make sure kids, their families and staff have access to care. There will also be a nurse practitioner on staff who can prescribe anti-anxiety and anti-depression medication.

It’s a big leap in the right direction. “We have strong evidence that students are more likely to go to a school-based health clinic for mental health care than any other kind of counselor,” reports Hinman, citing a 2018 study of Oregon schools. “It shows that adolescents are 10 to 21 times more likely to get mental health services at a school-based health center and youth that receive those services are 12% less likely report depressive episodes, 16% less likely to report suicidal ideation and 18% less likely to report a suicide attempt.”



Dufur School superintendent Jack Henderson helped secure funding for the health center.



Dufur School's new health clinic will have an on-site lab.

**DUFUR'S STUDENTS** are already ahead of the curve when it comes to important metrics for success. "Our graduation rate is 87%, and 64% of our students are present for 90% or more of the time," reports Malcolm. "Both of these are above the Oregon average."

The school also has a history as a vital community hub, serving as a designated cooling center and providing a place for wildfire-smoke relief. Residents, whether they have kids or not, clearly value the school as a resource. But will students and their parents trust the clinic for their health care needs?

"It takes a while to build that trust," admits Nicolescu. "If you are not offering services consistently, it's hard to gain traction. The need is there, but if you're not consistent, the demand is not high. They are just not used to seeing you."

In answer, One Community Health has been operating a mobile medical unit at Dufur once a month to get students and parents used to the idea of accessing health care at school. "It's been a great transition," says Malcolm. "The parents have been welcoming and appreciative." Nicolescu is hoping to steadily grow participation, starting with "maybe 15 patients the first month and then growing 5% to 10% a month after that."

Payment for this medical attention will come from private insurance providers, Medicaid or self-pay. "We use a sliding scale to determine the self-pay rate. If it's an uninsured student, the visit is usually written off," says Nicolescu.

A \$60,000 chunk of funding will also come from the state every year, a number that hasn't changed since 2013. Efforts to pass Senate Bill 549A, allocating more money for these vital services, died during the last legislative session when Republican state legislators, including Dufur's own representative, Bill Hansell, walked out on their jobs.

House Bill 4070 — which would have invested some \$18 million into school-based health clinics, \$7.8 million for mental health and addiction programs, and another \$10 million for new health centers — also failed in this year's six-week short session. That draft bill would also make planning grants available to schools that want to create their



An examination room in the new clinic

own centers, as well as more funding for bonds to help with construction costs, according to Hinman in a November 2023 article from the Lund Report.

Sad news for a state where kids are literally dying for lack of accessible health care. But Hinman and others remain hopeful that their next effort will be successful. She and others will push ahead with a similar bill that asks for more funding, including

giving existing clinics a 10% bump and increases tied to inflation.

Her goal is to keep the kids in Dufur and the rest of the state healthy, happy, and thriving in school.

"In five years, I'd love to see a school-based health clinic in at least every high school or multi-level school," she says. "Since we've seen them be successful in as small as a K-12 school of around 130 total students, I believe that is feasible." **OB**

Maureen Hinman, executive director of the Oregon School-Based Health Alliance



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