

PORT OF THE DALLES COMMISSION  
Regular Session Meeting Minutes  
Wednesday, August 14, 2024, 5:30 p.m.  
Port of The Dalles Administrative Office, The Dalles, Oregon

The Regular Session Meeting of the Port Commissioners was called to order by President Wallace at 5:30 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 Tonya Brumley, Community Affairs Manager, Columbia Gorge, NW Natural

PLEDGE OF ALLEGIANCE Commissioner Hanlon

AGENDA ADDITIONS Agenda Item I. Presentations & Discussions: 2. Update on Boathouse B-1 at The Dalles Marina and 3. Executive Director Andrea Klaas's 25<sup>th</sup> Employment Anniversary at Port of The Dalles

PUBLIC COMMENT OR QUESTION *None*

REGULAR SESSION ADJOURNED AT 5:35 P.M. & EXECUTIVE SESSION COMMENCED AT 5:35 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 \*Media representatives are instructed not to report or disclose matters discussed in Executive Session

EXECUTIVE SESSION ADJOURNED AT 6:59 P.M. & REGULAR SESSION RESUMED AT 7:00 P.M.

\*Commissioner Weast left the Port Commission Meeting during the Executive Session at 6:20 p.m., due to an emergency.

ACTION FROM EXECUTIVE SESSION: Port Legal Counsel & Staff directed to finalize sale of parcel with a fixed sales price of \$16,000.00; confirm date when buyer will have required replat completed, and assign earnest money in the amount of \$5,000.00, to be non-refundable but applicable to the sales price upon buyer signing the sales contract *M/S. Coburn, S/J. Willer; Motion passed unanimously by four Commissioners \*Commissioner Weast not present to vote*

ACTION ITEMS

1. Climate Protection Program Presentation Tonya Brumley, Community Affairs Manager, Columbia Gorge, NW Natural Stands as included in meeting packet, plus highlights and handout: Climate Protection Program developed by DEQ in 2020. Putting together CCP, a response of this directive, which is designed to achieve reduction of emissions. It will affect any industry dealing with natural gas. There is a formal public comment period open through August 30<sup>th</sup> in case the board wishes to make any comments. CCI's will go to a third party, a non-profit organization and they will figure out how to use the funds. This will go in process in January, but the problem is that it is not ready. 14% increase to 39%, no cap on the program, unique to Oregon. DEQ's price per ton of carbon is the most expensive price in the whole nation. \$122-129 per ton. 4.5% of the fees will go to DEQ. The nonprofit group has not been picked yet. The minute you buy the CCI, the emissions are now gone. NW Natural does not contest the program, it is not in line with how it is being implemented. In the State of Oregon there are 22 companies that are excessive users, they have a special program -- nothing comes back to the community. *No action to be taken*
2. Brokerage Commission Policy *Reaffirmed; Stand as presented*
3. July 10, 2024, Regular Session Meeting Minutes *Stand as presented*
4. July 2024 Financial Reports *Stand as presented*

PRESENTATION & DISCUSSION ITEM

1. Port By-Laws *Reviewed and actioned to accept as presented M/J. Willer, S/S. Coburn; Motion passed unanimously \*Commissioner Weast not present to vote*
2. Update on Boathouse B-1 at The Dalles Marina A contractor checked the boathouse on behalf of The Dalles Marina, LLC (the Port's Concessionaire), all the logs are rotten. According to Angie Macnab's (The Dalles Marina, LLC) attorney, the lease will no longer be in affect and the boathouse should be removed as per The Dalles Marina Rules and Regulations which state that a boathouse must be seaworthy, and in the tenant moorage lease, there is a surrender clause. *The Commission concurs with the Angie Macnab's decision to remove the boathouse as per The Dalles Marina Rules & Regulations and the tenant's moorage lease, and further directs Port Staff to send a letter of support to Angie Macnab, The Dalles Marina, LLC.*

3. Executive Director Andrea Klaas's 25<sup>th</sup> Employment Anniversary at Port of The Dalles Commissioner Wallace expressed how very lucky the Port is to have Executive Director Klaas and extended that by way of highlighting Executive Director Klaas's role as a mentor in the community; continuing to say that Executive Director Klaas is the Port's, and everyone's, connector. Commissioner Coburn thanked Executive Director Klaas for her great service to the Port and to The Dalles in general, stating that all you must do is ask anyone at City of The Dalles or Wasco County, and they will express their respect for Executive Director Klaas. Commissioners' Willer & Hanlon echoed the same.

#### REPORTS

1. Director's Report Executive Director Klaas Stands as presented, adding: *The Port now has the domain [www.portofthedalles.gov](http://www.portofthedalles.gov) (as opposed to [www.portofthedalles.com](http://www.portofthedalles.com)), which is one of the cybersecurity items that came out of the certification course that Executive Director Klaas complete. One of the benefits of having a .gov domain, is that it opens the Port up to certain grant opportunities.; Wasco County Emergency Services is adding The Dalles Marina Public Boat Launch Ramp to their list of emergency locations.; and the Riverfront Trail Poplar Project paperwork is underway, currently the access agreement and liability insurance.*
2. The Dalles Community Outreach Team Executive Director Klaas *The travel team is getting ready to go back to Washington, D.C. The Port's asks are industrial land and the public boat launch ramp; we're asking for letters of support from legislators, which then can be used as support when applying for grants, then back again to Washington, D.C. in September, to hopefully backfill money from the Federal Government. The travel team is Andrea Klaas, Greg Weast, Scott Hege, Darcy Long & Dan Spatz.*
3. Columbia Gateway Urban Renewal Agency Board Commissioner Coburn *Last month the Board approved the 2024 Urban Renewal Updated Plan. Dan Spatz kept everyone on task, and we got the plan updated. There is no final decision, the Board is still working through where we are at, we did all agree, that a request for an expression of interest for the Tony's Building would be good, just to see what ideas are out there. Anyone can have an idea – they don't have to have all the funding, but it does need to be a well thought out plan. The preference is to get it back on the tax rolls to ensure there is some benefit there.*
4. Wasco County Economic Development Commission Executive Assistant Toepke *No meeting, no report; the next meeting is in September and will be held in Shaniko, the Commission will be touring the Young Life complex at the Washington Family Ranch, as well as having an introduction and tour in Antelope from the new owner of the RV Park and Cafe.*
5. Dufur Commissioner Wallace *The annual Threshing Bee went well and the Waso County Fair is this week. The City of Dufur is moving forward with the wastewater ponds. The article on the School-Based Health Center is in the packet; thanks to staff for including it. They are doing an open house this month, it's been a long and hard project so it's good to see it completed. Wy'East is cohosting an event September 18-20<sup>th</sup>: Making Energy Work. 100 people from throughout the State should be in attendance. September 18<sup>th</sup> is a Tour of The Dalles Dam and then out to the Dufur School as we've converted everything to heat pumps to be energy efficient; September 19<sup>th</sup> will be a full conference day and September 20<sup>th</sup> we will be visiting a wind farm.*

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

REGULAR SESSION ADJOURNED AT 7:47 P.M. & EXECUTIVE SESSION COMMENCED AT 7:48 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

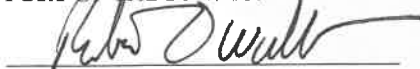
EXECUTIVE SESSION ADJOURNED AT 8:38 P.M. & REGULAR SESSION RESUMED AT 8:38 P.M.

ACTION FROM EXECUTIVE SESSION *Port Staff given direction to enforce a building moratorium on new boathouses being built at The Dalles Marina (The Dalles Marina Rules and Regulations will be amended to include the building moratorium and presented to the Commission for their approval) and inquire with the Port's insurance company in regards to allowing open flame (or not) at The Dalles Marina.*

COMMISSION CALL *None*

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, *the meeting adjourned at 8:42 p.m.*

PORT OF THE DALLES:



Robert Wallace, President  
Board of Commissioners

ATTEST:



John Willer, Secretary  
Board of Commissioners

DATE APPROVED: September 11, 2024

Prepared by: Executive Assistant Toepke

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