

# NEWS

**Port of The Dalles**  
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Enhancing the economy of our District.



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For Immediate Release

Date: December 18, 15

## Port of The Dalles Commission to Hold Meeting

The Port of The Dalles will hold a Board of Commissioners Meeting Wednesday, July 8, 2015 at The Port of The Dalles Administration Office, 3636 Klindt Dr., The Dalles, Oregon. The meeting will begin at 7:00PM. The Commission will dine at Zim's Brau Haus before the meeting.

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

1. Election of Officers
2. Staff Updates

Also, the Port Commission will convene in Executive Session under the provisions of ORS 192-660 (2) (e,f,h i). This may include discussion of real property transactions and privileged legal communication. Media representatives are instructed not to report or disclose matters discussed in executive session.

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**PORT OF THE DALLES**  
**July 8, 2015**  
**Meeting Agenda**  
**7:00PM – Port of The Dalles Office**

- A. ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. AGENDA CORRECTIONS or ADDITIONS
- D. VISITOR BUSINESS *(for items not already on the agenda)*
- E. PORT CALENDAR/EVENTS
- F. ACTION ITEMS:
  - 1. June 10, 2015 Regular Meeting Minutes
  - 2. June 18, 2015 Budget Hearing
  - 3. June, 2015 Financial Report
- G. STAFF REPORT
  - 1. Election of Officers
  - 2. Staff Report
  - 3. Marketing Update
  - 4. Marina Update
  - 5. Reports of Committees
    - a. Urban Renewal – Weast
    - b. Chamber of Commerce –Griffith
    - c. Wasco County EDC –Ursprung
    - d. Community Outreach Team – Klaas
- H. EXECUTIVE SESSION *(as allowed by ORS 192.660 (2) (e) (f) (h)) This will include discussion of real property transactions, legal rights and duties of a public body with regard to current litigation and privileged legal communication. Media representatives are instructed not to report or disclose matters discussed in executive session.*
- I. COMMISSION CALL
  - 1. President
  - 2. Other Commissioner business

**UPCOMING MEETINGS / EVENTS / DATES:**

July 8, 2015 - Port Commission Meeting, Port office, 7:00pm



## PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: July 8, 2015

Subject: F.) Action Items

Background:

1. June 10, 2015 Regular Meeting Minutes
2. June 18, 2015 Budget Hearing Minutes
3. June 2015 Financial Reports:

In the June financials, the budget adjustments were made. In the dues and Fees for the General fund, we paid for the Special District election cost, in the amount of \$4,533.59. Legal Fees for the PDF was for Pelican Technology. Media and Promotion for the PDF was for Capital Press and Gorge Magazine. We still have some accounts Receivable in the Marina Fund and we are currently working on them.

Angie

Staff Recommendation: Motion to approve Action Items as presented.

Fiscal Impact: None

## PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: July 8, 2015

Subject: G-1.) Election of 2015-16 Officers

### Background:

2014-15 Port of The Dalles Commission officers:

President: Bob McFadden

V.President: Greg Weast

Secretary: David Griffith

Treasurer: Kristi McCavic

Asst Sec/Treas: Mike Courtney

Election of 2015-16 Officers:

President:

V.President:

Secretary:

Treasurer:

Asst Sec/Treas:

## PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: July 8, 2015

Subject: G-2.) Staff Report

### Background:

Bob and I met with Lockheed and got an update. EPA has now agreed that ORDEQ was doing a good job and they have turned over the oversight back to them. We still need to make a decision on whether or not to allow Lockheed to install a monitoring well in the Port parking lot. It will be flush mounted to the ground and we can specify where we would like it to be located. They need to have an answer after this meeting one way or the other.

Kathy U and I met an economic developer from New Zealand who is visiting a number of communities in the US, Asia and UK to see how they do economic development in smaller communities and interesting a number of things that we are doing in The Dalles he is also doing in NZ. When he has finished his trip he is putting together a report with his findings which he will be sharing with us.

Bob and I met with Samantha Julian, the new assistant director for business development for Business Oregon. Bob asked if she would be willing to facilitate a letter from Governor Brown to Governor Iizumi in Tokushima Japan. Samantha asked Carolyn Meece to handle it, so Bob and I will be drafting language and hopefully get a letter before the Sister City trip in August.

We received a notice to proceed from BPA on Monday, July 6 and I anticipate that the work will start tomorrow. Crestline has estimated that it will take a week to get the job done, then we will put down the final layer of asphalt and be done construction! The final step will be to test the services that we are turning over to the City and have them accept them.

The audit has started. Angie and I will be compiling information for Nate and hope get this done quickly. We will be scheduling an audit presentation once it is finalized.

MIDCO has purchased the Windseeker and they are still looking for a restaurateur to operate it. If you have any ideas let Bob or me know.

# PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: July 8, 2015

Subject: G-2.) Marketing and Communications

Background:

## PORT OF THE DALLES AGENDA ITEM COVER SHEET

Meeting Date: July 8, 2015

Subject: G-4.) Marina Update

Background:

### **Marina Issues:**

1. There seems to be an increase in delinquent activity at the marina in the recent weeks. Unfortunately, due to health issues with Ben Roth we have not been able to get the security camera system fully functioning. We hope to get that corrected soon.
2. ODFW has working camera on the sea lion locations. The level of harassment of the sea lion seems to be dropping. Other marina users have gotten involved, telling people to leave the sea lions alone, and taking pictures of those harassing them.
3. The Garbage containers are again a problem. A lot of remodeling going on at the marina and the debris is going into the dumpsters. I sent out another reminder and hopefully when the cameras are working again we can fix this problem again.
4. Currently the Marina Rules, #26 and #27 refer to all persons under the age of twelve (12) be accompanied by an adult and wear a life jacket at all times while in the Marina. I would like to change both of those to read as follows:
  - a. #26 – All persons age twelve (12) and under must be accompanied at all times by a responsible adult.....
  - b. #27 – All persons age twelve (12) and under must wear a life jacket at all times while on Port docks.

I have included a copy of the current Rules and Regulations for your review.

5. There will be two other items for discussion in executive session.

### **2015-16 Moorage Leases:**

Leases are out. 1<sup>st</sup> payments due August 1, 2015.

### **Marina Water System Update:**

Jerry, Bob, Mike and I met with Ed Devlaeminck to discuss the marina water system. Ed proposed that Devco take over full maintenance of the marina water system from now until March 2015. During this time they will be able to assess the system, make changes as needed and develop a maintenance and operations plan be-

fore handing the system back to the Port. I asked Ed to provide me with an outline of what they will provide during this time and what will be expected of Port staff.

**Port Boathouse:**

OSMB said locating a boathouse in the transient moorage area would be a violation of the funding contracts for construction of the transient moorage. Plan B was to place the boathouse next to the main dock on the east side of A dock. Jerry has started the process to move some of the boathouses on that side of A dock to make the space needed for the boathouse.

**Aquatic Plants:**

With the extremely warm weather and low water levels the water in the Marina is warm and the aquatic plant growth is the worst I have seen. I am in contact with OSMB and DEQ to see what could legally be applied to help with this problem. There are parts of the Marina now where the plant growth covers the bottom and is as tall as the water is deep.



# PORT OF THE DALLES



## MARKETING REPORT AND EXECUTIVE SESSION ITEMS

July 8, 2015 - Commission Meeting

# EXECUTIVE SESSION

## *PORT OF THE DALLES*

July 8, 2015 - Commission Meeting

Legal Updates - Bill

Pelican PSA and Land Price - Bob, Kristi, Bill, Andrea

Bill and Pelican's attorney, Virginia, have been hashing out the details on the PSA.

The amount of land that we are talking about is 23.97 acres + 2 acres for road = 25.97 acres.

RE: pricing. \$176,709/acre for a total of \$4,271,057

Crestline Construction: Last month I updated you that Crestline has decided that they only want to purchase land, not lease land. Based on this fact they have submitted another offer to purchase which follows. I did talk to their Realtor and explained that my sense is the Commission is not interested in selling that parcel right now, but he asked that I present the offer to you anyway, so it is included.

Lockheed Well: Last month we had a brief discussion about this and when Bob and I met with the LMC team we talked about it again. We did ask for consideration when they are looking for locations for new businesses and help steering businesses our way. A brief description of the well project follows.

Marina:

- I have been notified from two different sources that RB Koch and his girlfriend Diana Wheatley have moved out of their apartment and are living at the Marina. RB contacted me via email to make sure I had his current address, a PO Box in The Dalles. When asked for a physical address he gave me his dental office. The boathouse owners are asked to sign an Occupancy Affidavit each year affirming that their boathouse is not their principal and permanent residence. They also agree that they will be expected to prove that statement if requested by the Port or the city.
- I have been notified from numerous sources that there are parties being held at the Phetteplace boathouse. These parties are reported to include underage kids being provided with alcohol, etc. I have notified the owner of the boathouse – Jora Phetteplace - that there is a problem with the activities at her boathouse. Jora did not appear to know anything about it and said she would look into it. She did call me back to say that the person whose name I gave her was her great-grand son and that his father would be calling me. There has been no further contact with them.
- The City of The Dalles Police department is aware of these situations and there are on-going investigations for a variety of reasons.
- Both of these concerns can be verified once we get the camera system fully operational. Due to Ben Roth's health issues there is no one maintaining the system at this time.