

PORT OF THE DALLES COMMISSION
Regular Session Meeting Minutes
Wednesday, September 13, 2023, 4:30 p.m.
Dufur High School, Dufur, Oregon

The Regular Session Meeting of the Port Commissioners was called to order by President Wallace at 4:34 p.m.

ROLL CALL Executive Assistant Toepke

- COMMISSION Robert Wallace, President; Greg Weast, Vice-President; Staci Coburn, Treasurer; John Willer, Secretary; Mary Hanlon, Assistant Secretary/Treasurer
- STAFF Andrea Klaas, Executive Director; Jennifer Toepke, Executive Assistant/Bookkeeper; Bill Dick, Attorney, Dick, Dick & Corey
- GUESTS Jack Henderson; Merle Keys; Kathy Bostick; Elaine Albrich; Josiah Dean; Barbara McKenzie; Michael Kluz; Lanier Fussell

PLEDGE OF ALLEGIANCE Commissioner Coburn

AGENDA CORRECTIONS/ADDITIONS *None*

PUBLIC COMMENT OR QUESTION *None*

ACTION ITEMS

1. August 2023 Financial Reports Treasurer Coburn *Stand as presented.*

REPORTS

1. Director's Report Executive Director Klaas *Stands as included in meeting packet.*
2. The Dalles Community Outreach Team Commissioner Weast *Washington, D.C. trip is next week. Kudos to staff. Meeting with four senators. 6 congress people. In the last years over \$20 million has come into the community from the COT's work. Executive Director Klaas A quick overview of projects being brought back to D.C.:*

 - *Port: Industrial Land Acquisition & Marina Launch Ramp Upgrade. Marina Launch Ramp Upgrade: The Oregon State Marine Board (OSMB) did a design for the Port a few years. \$4.2 million has now been revised to \$5.2 million. OSMB will pitch in – they have 25-35% of the project. But that leaves a gap in funding. Pitching the project as a tourism project – but also is an emergency project, as if there is an emergency on the water, it can be used for that. Also broader, the Columbia River will be the transportation corridor if there is an event in Portland. Marina: Traffic pattern flow is not good – needs to be changed. The restrooms need to be remodeled. The launch ramp itself needs to be replaced – the concrete ramp needs fixing/replacing – because of the change of the level of the water due to the dams. The docks are old – they need to be revamped and modernized.*
 - *Columbia Gorge Community College, Workforce Training: Expanded project that was on the list previously. So that the aviation mechanics program can expand over at the airport.*
 - *Columbia Gorge Early Learning Center, Columbia Gorge Community College: Chenoweth Middle School is still being used so that it doesn't fall into disrepair. The intent is to turn that into an early learning center.*
 - *Q-Life: to build a new collocation facility. To move it out of the basement of the City of The Dalles. A lot of our internet is being routed through the Pitak Mansion and a collocation place in Seattle. Those are the two big trunk areas for fiber communication.*
 - *Kramer Field Athletic Field – the whole move and shuffle between hospital, athletic field, etc.*

3. Columbia Gateway Urban Renewal Agency Board Commissioner Coburn *Approved the 5th amendment for Mr. Carpenter's project to March of 2024. Awarded a grant of \$1 million for the incentive program to TD3rd – the project of 108 apartments being built off 3rd Street and Laughlin. In addition, the Board also approved a development funding agreement for \$730,000 to get that done – with escalating costs, we felt it is important to help.*

COMMUNITY PARTNER UPDATES & INTRODUCTIONS

- Jack Henderson, Superintendent, Dufur School District
 - *355 students enrolled in K-12, up quite a bit from last year; including the Dufur Sprouts Preschool Program, there are 400 kids at school most every day.*
 - *A full-time nurse was hired. Plus, the school has a mental health counselor and a wellness person.*
 - *The high school is ranked 22nd in the State by the US World News Report.*
 - *Scholarship gave away nearly \$200,000 to twelve Dufur High School graduates.*
 - *A \$2.5 million seismic rehabilitation grant will cover the cost to redo the gym roof. It should be finished prior to the start of the school year in 2024.*
 - *Just held a successful Oregon 8 Man Classic despite the rain; it has a huge economic impact on Dufur and the surrounding area.*
 - *School based Health Center is in the works. Funding: \$25,000 Ford Family; \$25,000 Google; looking for other streams of funding. The plan is to have it open by January 2024. The school is partnering with One Community Health in The Dalles.*
 - *ESD got a \$100,000 grant from Google a couple of years ago, so a mobile health center comes every two weeks or so – so at least the kids could get their physicals in on time.*

- Jerry Walker Foundation gave the school \$85,000 last year. The Jerry Fest this Saturday we expect to make \$25,000. The money continues to grow in the stock market. The Ranger Pride Education Foundation – which is the umbrella organization for all of the school's scholarships – this fund has \$2 million in it now.
- Merle Keys, Mayor, City of Dufur
 - Currently working on two projects: 1) To upgrade the sewer system. Mandated by the Federal Government. Acquire a piece of property. Where we can put a pond and another area where we can irrigate alfalfa. We had a pilot project for the last 20 years. The government has received our application for some funding. Put the project to bid in the spring, to finish in the fall. Expansion of Dufur from 602 to 800/900. Have to expand the sewer system. 2) 5th Street Project with funds that Greg Smith helped the City obtain. The second round of Covid money. A series of sidewalks up to WE3 and a small piece on the other side. Safer for children to go to and from school. Plus new more modern streetlights.
- Kathy Bostick, City Recorder, City of Dufur
 - Wastewater project, the funding that came in was \$1.625 million through USDA. Senator Merkley \$1 million. Estimated engineer costs are \$4.8 million. Cleaned out on cell 1. Schedule A has already been done. Funding request sent to Steve Kramer. They sent that request to Bentz. For the new well. A well on City property that the school uses for the FAA. South basin has 32 connections. Need a new reservoir. Strategic moving on our part. Get the sewer project off the ground before we go into a new project. Community projects: the new fire siren is up and working. Speed limit signs need upgrading. We need new signs.
 - How can the Port help? Possible charging stations for Dufur – in front of the City Parking Lot. Josiah has one at his hotel. So, if you put a charging station at the City parking lot so that then they can charge and walk around town.
- Ann Ferguson, Secretary/Treasurer, Dufur Recreation District
 - Ann could not make the meeting but kindly sent this update: Our bathhouse project is still in the planning stages, getting all the different engineers' work done and the whole thing ready to go to the OHA for approval. Some work has been done on the parking expansion portion and the extra parking has been in use for a while; I think border fencing is the only major step left for that part of the project. We hope to have plans for the bathhouse and splash pad ready to submit to OHA very soon.
- Elaine Albrich, Wasco County Appointed Commissioner, Columbia River Gorge Commission
 - Recently moved to Dufur with husband. Appointed to the Columbia River Gorge Commission (CRGC) by Wasco County (replacing Roger Nichols who served for several years.). Land Use and Permitting Attorney with Davis, Wright, Tremaine. Worked for Port of The Dalles for the last round of the update of the CRGC Management Plan, to balance their plan for economic development purposes. To be more accessible to Wasco County residents, I've suggested to Wasco County leadership that we hold some listening sessions with residents; we need to hear about their needs. Looking forward to getting more integrated into the community.

UPCOMING MEETINGS/EVENTS *Stands as presented.*

COMMISSION CALL *Commissioners thankful all around to Dufur for the warm welcome, and appreciative of the informative community partner updates.*

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE PORT COMMISSION, the meeting adjourned at 5:35 p.m.

PORT OF THE DALLES:



Robert Wallace, President
Board of Commissioners

ATTEST:



John Willer, Secretary
Board of Commissioners

TOUR OF DUFUR COMMUNITY

DATE APPROVED: October 11, 2023

Prepared by: Jennifer Toepke, Executive Assistant/Bookkeeper