

**Regular Commission Meeting
October 10, 2024, MINUTES
Immediately following POA Environmental Sentry Corp
Condon City Hall, 128 S Main Street, Condon, OR**

1. The Port of Arlington Commission meeting was called to order at 5:06pm by President Shannon.

Present: President Leah Shannon and Vice President Ron Wilson; Commissioners: Kathryn Greiner, Gibb Wilkins, and Kip Krebs; Port Director, Jed Crowther, Kayla Rayburn, and Attorney Anna Cavaleri

Absent: None

Audience: Brian Points (Zoom left 5:54pm), Carson Valley (Zoom left 5:54pm)

2. Public Comment- None

3. Consent Agenda

- 3.1. **Approve Regular Meeting Minutes for September 12, 2024.**
- 3.2. **Approve September 2024 Accounts Payable and Financials**

Motion: Wilkins moved, Krebs seconded to approve Regular Meeting Minutes for September 12, 2024, and September 2024 Accounts Payable and Financials.

4. Willow Creek Industrial Plan- Final Presentations by Points Consulting.

Brian Points and Carson Valley asked for any questions the Commissioners had regarding the Report they put out. There were a few clarification questions on terminology used in the report and explained before Commissioners started giving feedback. It was explained all the cost estimates are high because the assumption was that every square foot would be developed in these scenarios.

Brian and Carson then went through each scenario, with their reasoning behind it. The Commissioners discussed the scenarios points came up with, and how they could potentially develop them moving forward. Getting a pool for grants so they had a match when they started developing. The Commissioners are more in agreement about shying away from recreation and RV Parks at Willow Creek. They think they need to develop the quarry, and let it naturally prep the land for future development. This would be a long term plan, nothing that would be developed immediately.

Brian and Carson are hoping to wrap it up by the end of the month and present it to the commissioners with a final product. Greiner asked for one clarification to be put in on the developments that it does not include water/electricity. Crowther asked if he was supposed to start the process for ground water permitting since it is taking so much longer to secure a water permit. Crowther wanted to commend the process that there has been a back and forth. Brian and Carson have taken the interest and been at the meetings monthly to fine tune the report each step of the way.

5. Director Report

- 5.1. Amendment No. 1- Time Extension of the Intergovernmental Agreement for Columbia River Pump Station Limited Access b/t Port and City.**

Crowther advised the City approved this at the City Council the night before, it's a 2-month extension no other changes made to the document.

Motion: Wilkins moved, Krebs seconded to approve the 2-month extension on the IGA for the Columbia River Pump Station Limited Access between the Port and City. Motion passed unanimously.

5.2. Dock Repair Update

Crowther advised he contacted 3 firms, and selection FDS Recovery. They were the same company that did the boat recovery this summer, and the inspection/list of damage that needed to be repaired. He was authorized last month to not exceed \$15,000 and the cost for repairs came to \$14,300. That amount will be submitted to the Boat owner's insurance to recoup costs. The other portion of the invoice was the rec removal at \$76,200, which will also be submitted to the boat owner's insurance but was authorized up to \$150,000 prior. At this time the Port has not paid out anything, and will not until the Insurance company has a chance to pay it.

5.3. Alkali Ridge Update

Brad Baird is working on the lot line adjustment for the Sallee right away, once finished it's another documentation that requires all the county signatures before being recorded. The Lot development bid will go out soon, with flexibility to work on it in between projects for a contractor, hopefully by having sufficient time. It will allow contractors to bid for the project at a lower cost. Last month it was discussed to potentially lower the asking price for the lot with the House/Shop, so Crowther asked Lee Dockins how many showings, in person there were, and there wasn't any. Our contract with Mountain Valley Realty is up in November. Krebs suggested last month to do a long-term Air BnB for a while, if it is listed as an Air BnB it removes the home from the market for showing/availability to sell it. Crother advised he was also approached by Jeff Steves about renting the property, he was thinking 6 months. Crowther advised he was hesitant as a port to be residential landlords. Concerns about renting it, and what could potentially happen to it with renters. Greiner thinks the house should be pulled off the market and not lowered, get someone in there living and not let the house sit vacant. Overall, it was a consensus to lower the asking price to \$699,000 for the last month. See if there is a hit and reach out to the Air BnB company about long term renting. The Commissioners were also advised there is a SDAO conference in Bend, and the pre-registration is December 2nd. Greiner stated there is a training in the City of Condon on January 23rd, at the memorial hall, it qualifies as the required public meeting training, come at 5, and the meeting goes from 5:30-8pm.

5.4. Other

Overnight camping by tribal members; they set up a tent over by the industrial area by the truck scales, they were asked to move the tent to the designated camping area. They have it there because they are watching the nets. We talked to Tribal police, officer Daniels, and he directed the Port to talk to local police. Local Police investigated, and due to a treaty and case law they reviewed they elected not to pursue it further. They said to reach out to our lawyer if we felt we were still within our right. Commissioner Wilson stated they had run into this before, and a letter was sent to Tribal Nations. Crowther and Anna would investigate that for the next season, since this fishing season is almost at an end.

6. Presidents Report, Leah Shannon

She attended the OPPA conference in the Dalles, toured the dam, and went to the welcoming dinner. The Dam was very interesting, and there was a handout that showed one 4 pull barge is the equivalent to a 100-car unit train, and 538 cars. Showing how efficient river use was compared to other methods currently being utilized.

7. Commissioner Reports

- 7.1. **Ron Wilson**-He stated our staff has had to spend 100s of hours to handle the sunken boat and wanted to reiterate how well the staff did.
- 7.2. **Kip Krebs**- had a good time at the OPPA conference.
- 7.3. **Kathryn Greiner**-Ethics training she is setting up.
- 7.4. **Gibb Wilkins**- Great feedback with the mixed housing, so the opinions are turning, and the Speck house has sold.

8. Executive Session ORS 192.660(2)(e): To conduct deliberations with persons designated by governing body to negotiate real property transactions.

Shannon Opened Executive Session ORS 129.660(2)(e) at 6:38pm

Shannon Adjourned Executive Session at 6:55pm

Motion: Greiner move, and Krebs seconded, that Leah and Jed be authorized to enter into a contract on the Port's behalf with an undisclosed buyer for the sale of real property owned by the Port described as map Tax Lot: 032N21E000-00508 Pursuant to ORS 777.116(1) which allows the Port to convey, lease or otherwise dispose of real property because the sale is necessary and convenient to achieving economic goals and ORS 777.250(2)(c), which allows the Port to sell tracts of land within an industrial of research and development Park. Motion passed unanimously.

9. Next Meeting

Commission Meeting- Thursday, November 14, 2024, at 5:00pm, at the Port of Arlington.

10. Adjourn Meeting

President Shannon adjourned The Regular Commissions meeting at 6:55pm.

President Leah Shannon

Vice President Ron Wilson