



Thursday, September 11, 2025, at 5:00 pm
Location: Gronquist Building, Lower Conference Room
1650 Railroad Ave, Arlington, OR

Join Zoom Meeting

<https://us02web.zoom.us/j/9537854875>

Meeting ID: 953 785 4875

+16699006833,,85648511236# US (San Jose)

+12532158782,,85648511236# US (Tacoma)

Regular Commission Meeting Agenda

Thursday, September 11, 2025

- 1. Call Meeting to Order**
- 2. Additions or Corrections to the Agenda**
- 3. Public Comment on Non-Agenda Items**
- 4. Consent Agenda:**
 - a. Approve Regular Meeting Minutes for August 14, 2025
 - b. Approve July & August 2025 Accounts Payable and Financials
- 5. Director Report**
 - A. Audit Status
 - B. Alkali Ridge Subdivision
 1. Construction
 2. Final Plat
 3. Marketing
 - C. Aerovel Lease Implemented
 - D. Avangrid Community Benefit Agreement – \$461,250 Payment forthcoming
 - E. Alpine - Zoning CUP Application
 - F. Tidewater Barge – Support Letter
 - G. Projects
 1. Paving
 2. Sewer Lift Station
 - H. Other
- 6. President Report**
- 7. Commissioner Reports**
- 8. Executive Session (Placeholder) ORS 192.660(2)(e):** To conduct deliberations with persons designated by governing body to negotiate real property transactions.
- 9. Decision or deliberations on Real Estate Transactions (Placeholder).**
- 10. Next Meeting –**

Commission Meeting – Thursday, October 9, 2025, at 5 pm at City of Condon.
- 11. Adjourn Meeting**

Port of Arlington Environmental Sentry Corp Meeting

September 11, 2025 immediately following Port Meeting

1. Call Meeting to Order
2. Approve Minutes for August 14, 2025
3. Condon Grade School – Environmental Remediation
Master Services Agreement with Maul Foster and Work Order No. 1
4. Adjourn

**Regular Commission Meeting
August 14, 2025, MINUTES
Lower Conference Room 5:00PM
1650 Railroad Ave., Arlington, OR**

1. The Port of Arlington Commission meeting was called to order at 5:04pm by President Shannon.

Present: President Leah Shannon and; Commissioners: Kathryn Greiner (via zoom), Gibb Wilkins, and Kip Krebs; Port Director, Jed Crowther, Kayla Rayburn, and Attorney Anna Cavaleri (via zoom)

Absent: Vice President Ron Wilson

Audience: Tiffani Deal (via zoom left 6:05pm)

2. Public Comment-None

3. Consent Agenda

Rayburn stated that due to the conference she attended last week, she couldn't have financials ready for approval but would have them for the September meeting for July and August. She also advised Commission Krebs Called before the meeting to verbally give a few grammar corrections to the minutes; they are noted and will be corrected. President Shannon asked if they alter the minutes at all, and was advised no just grammar corrections (spelling and punctuation)

3.1. Approve Regular Meeting Minutes for July 10, 2025.

~~3.2. Approve July 2025 Accounts Payable and Financials~~

Motion: Wilkins moved, and Griener seconded to approve the regular meeting minutes for July 10, 2025, with the stated grammar corrections. Motion carried unanimously.

4. Director Report

4.1. Alkali Ridge Subdivision

4.1.1.Construction

Crowther stated everything is on course, including the electrical design with Pacific Power, Bolen will do the electrical installation during construction. It will add cost that was unforeseen and need a change order.

4.1.2.Final Plat

The final plat coincides with the subdivision completion. It will get approved and recorded, once it's established, the Port is meeting all the City of Arlington's requirements. We cannot actively advertise individual lots until they are recorded, we can talk about it but not market them.

4.1.3.Marketing

Crowther recommends hiring a relator to market the property with an RFP (request for proposal). Greiner asked about the RFP, and what would be put in it. Crowther stated he has one from when the Port hired a relator for the house/shop and can put more detail. Crowther stated there are relators calling with interest regarding the property already and wanting to help market it. Greiner asked about price setting for property, Crowther suggested the larger lots with better views be market value, and the lower workforce housing a lower price to entice developers. Crowther stated he is keeping a running tally on the property, to help when the time comes to price the lots, depending on what the Port spends will also be a factor when setting price. The grant from the County has kept the Port from spending much. The Relator should help with a price suggestion. Krebs agrees and feels good about the process.

4.2. Hanger Building Lease

When initially leasing the property, the price was \$300/month due to it being a short-term arrangement, then increased to \$500 when there was interest for longer. It was on schedule to review mid-year, and there is another company interested in a portion of the property. The lease with Rod just states he's leasing a portion, but not specifically which portion. Cavaleri stated she thinks there needs to be an amendment to the lease regarding price, and specify which part of the property exactly he is paying for. Shannon asked when the lease expires, Advised the lease is good till the end of the year, but had a mid-year review in place. There were several commissioners stating to keep the lease on a month-to-month basis. There was discussion regarding Property taxes that he was responsible for paying. Rayburn stated it was discussed with him at the meeting he attended, and it is in the lease he signed, he is responsible for taxes but is not paying anything additional a month for taxes. She stated she has leases that pay her, and she pays the county, and some that pay the county themselves at the end of the year. Crowther stated he would also talk to Chet, to get a better understanding what the property taxes would be. If there is pushback regarding taxes, then that breaks the lease.

4.3. Sierra Pacific License agreement

Interested in leasing a portion of our property for the use of a drone launch site. They prepared a licensing agreement that was included in the packet but since then Crowther has not heard from them. They did get a copy of the agreement but have not responded.

4.4. RV Park & Moorage Fees

We discussed this extensively last meeting. While we are writing up the resolution, should we put in some length of stay limits in both dry camping and RV spaces. As of now we still have the workers' waiver allowing longer stays, and the Corp is not closing the spots for 3 months of the year. He'd like to put them 9months- 1 year limit on all the RV sites. Dry camp needs a limit as well. Rayburn asked if they would like to include any discounts like other parks, it was felt due to already low prices, compared to surrounding areas, the Port didn't need to offer any discounts at this time.

4.5. Maintenance

Metzker, with the help of his summer help, has been keeping up on the weeds, mowing, spraying, and more on all the Ports properties (Island Park, RV Park, Marina, Alkali Ridge, Gronquist, and Airport). The summer youth finished this week, and we were happy to have Jeremy Grubaugh help this summer. The Port hired Seal Kote to patch a section on Airport Road that was cut into for water/sewer lines and patch the Gronquist parking lot. Crowther also stated he is calling companies to give quotes for the lift station in the RV Park. He is conscious of pricing, and Procurement rules with the \$50,000 threshold.

4.6. Other

Leah and Jed met with AWS; they are running into delays with Pacific Power due to the high use they are going to require up at the Mesa. They have closed on the property, but they are working on all the steps that go along with that size of development.

5. Presidents Report, Leah Shannon

President Shannon reiterated what Crowther said regarding AWS, it was disappointing they are further out then they thought, but they are still moving forward. We are deep into the Alkali Ridge project; we may have more developed when needed. She stated the Port still needs to stay focused on Willow Creek too, and the grade school project. The Port also has some other projects it was thinking about, like the VI building. She feels as a group, they need to think a little larger and out of the box on some upcoming potential projects in the County.

6. Commissioner Reports

- 6.1. **Kip Krebs-** Stated he wishes he could have attended in person but was caught up. The Ports basketball tournament was a success, so successful that 15 teams participated, but the police had to get involved about the parking. There was nice weather, no drama, but next year they need to have a parking plan in place. He was asked who the winners were and stated: middle school was a team from Arlington, 1st in the high school division was a Condon team, and the senior division a team from Hermiston. He thinks this is a very successful tradition that should keep going, because it's creating memories and everyone loves it. There were a lot of good comments from attendees and appreciation.
- 6.2. **Kathryn Greiner-**nothing
- 6.3. **Gibb Wilkins-**nothing

7. Next Meeting

Commission Meeting- Thursday, September 11, 2025, at 5pm in Arlington.

8. Adjourn Meeting

President Shannon adjourned The Regular Commissions meeting at 6:05pm.

President Leah Shannon

Vice President Ron Wilson

Balance Sheet
PORT OF ARLINGTON
As of September 6, 2025

DISTRIBUTION ACCOUNT		TOTAL
Assets		
Current Assets		
Bank Accounts		
1000 Beginning Cash Drawer Funds		100.00
1001 Bank of E/O - Checking		179,763.14
1003 LGIP Investment A/C		3,978,105.99
1004 Reserve Fund		137,731.28
1005 Municipal Money Market Account		102,651.39
Total for Bank Accounts		\$4,398,351.80
Accounts Receivable		
1200 Accounts Receivable		-179,432.93
Total for Accounts Receivable		-\$179,432.93
Other Current Assets		
1201 AR Audit		16,474.51
1210 Property Tax Receivable		-4,943.23
1220 Grants Receivable		-13,500.00
1230 Other Receivables		
1235 POA Env Sentry Corp Receivable		
1300 Prepaid Expense		5,718.75
1499 Undeposited Funds		
Total for Other Current Assets		\$3,750.03
Total for Current Assets		\$4,222,668.90
Fixed Assets		
Other Assets		
1006 Cash With County		721.40
Total for Other Assets		\$721.40
Total for Assets		\$4,223,390.30
Liabilities and Equity		
Liabilities		
Current Liabilities		
Accounts Payable		
2000 Accounts Payable		\$4,927.49
2001 Transient Lodging Tax Payable		744.28
Total for 2000 Accounts Payable		\$5,671.77

Balance Sheet
PORT OF ARLINGTON
As of September 6, 2025

DISTRIBUTION ACCOUNT	TOTAL
Total for Accounts Payable	\$5,671.77
Credit Cards	
Other Current Liabilities	
2002 AP Audit	-2,724.48
2010 Other Payables	
2100 Payroll Liabilities	\$79,022.42
408k SEP Co. Match	52,947.11
Dental Insurance	11,256.28
Federal Taxes (941/943/944)	
Federal Unemployment (940)	
Health Insurance	177,147.04
OR Employment Taxes	-374.07
OR Income Tax	
OR Paid Family and Medical Leave	-102.44
OR Statewide Transit Taxes	-30.04
Worker's Comp.	429.83
Total for 2100 Payroll Liabilities	\$320,296.13
2110 Deferred Rev. - Property Taxes	3,642.20
2111 Direct Deposit Liabilities	-14,693.98
2120 Deferred Revenue	
Direct Deposit Payable	
Oregon Department of Revenue Payable	
Out Of Scope Agency Payable	
Total for Other Current Liabilities	\$306,519.87
Total for Current Liabilities	\$312,191.64
Long-term Liabilities	
2200 OEDD - Marina	
2300 OEDD - RV Park	
Total for Long-term Liabilities	0
Total for Liabilities	\$312,191.64
Equity	
3000 Opening Bal Equity	
3110 Retained Earnings	4,137,939.55
Net Income	-226,740.89
Total for Equity	\$3,911,198.66
Total for Liabilities and Equity	\$4,223,390.30

Budget vs. Actuals_Budget_FY26_P&L_Report

July 1, 2025-June 30, 2026

DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
Income				
5000 ECONOMIC DEVELOP FUND RESOURCES	\$0.00	\$0.00	\$0.00	
5032 Building Lease 11-004	500.00	6,000.00	-5,500.00	8.33 %
5033 Flex Bldg Lease	4,000.00	49,440.00	-45,440.00	8.09 %
5034 Taxes Collected for Triple Net	660.00	14,000.00	-13,340.00	4.71 %
5005 Carryover (cash basis)	0.00	3,600,000.00	-3,600,000.00	0.0 %
5030 Land Sale	0.00	500,000.00	-500,000.00	0.0 %
5031 Building Lease 11-002	0.00	36,000.00	-36,000.00	0.0 %
5113 Grants - Gilliam County	0.00	1,041,912.00	-1,041,912.00	0.0 %
5114 Unanticipated Grant Funds	0.00	200,000.00	-200,000.00	0.0 %
5130 SIP Funds	0.00	25,000.00	-25,000.00	0.0 %
Total for 5000 ECONOMIC DEVELOP FUND RESOURCES	\$5,160.00	\$5,472,352.00	-\$5,467,192.00	0.09 %
5200 Gronquist Resources	\$0.00	\$0.00	\$0.00	
5203-1 Richter Lease	1,375.00	27,000.00	-25,625.00	5.09 %
5203-3 Richter's Property taxes	550.00	6,000.00	-5,450.00	9.17 %
5204 Columbia Room Rental	100.00	1,000.00	-900.00	10.0 %
5201 Carryover	0.00	76,148.00	-76,148.00	0.0 %
5210 Office Space Lease #1	0.00	500.00	-500.00	0.0 %
5211 Office Space Lease #2	0.00	12,300.00	-12,300.00	0.0 %
5212 Office Space Lease #3	0.00	9,000.00	-9,000.00	0.0 %
5213 Office Space #4	0.00	9,000.00	-9,000.00	0.0 %
5215 Unanticipated Grant	0.00	1,000.00	-1,000.00	0.0 %
Total for 5200 Gronquist Resources	\$2,025.00	\$141,948.00	-\$139,923.00	1.43 %
GENERAL FUND RESOURCES	\$0.00	\$0.00	\$0.00	
4010 Taxes-Current	348.75	162,000.00	-161,651.25	0.22 %
4011 Taxes-Prior	3,489.35	2,000.00	1,489.35	174.47 %
4020 Interest - NOW Checking	10.00	100.00	-90.00	10.0 %
4021 Interest - Municipal Money Market	400.23	4,000.00	-3,599.77	10.01 %
4022 Interest - LGIP A/C	16,046.29	50,000.00	-33,953.71	32.09 %
4210 Marina Revenue	150.00	10,000.00	-9,850.00	1.5 %
4211 RV Park Revenues	\$0.00	\$35,000.00	-\$35,000.00	0.0 %
4211-1 RV Park Monthly Rent	2,625.00	0.00	2,625.00	
4211-2 RV Park Weekly Rent	1,440.00	0.00	1,440.00	
4211-3 RV Park Daily Rent	985.00	0.00	985.00	
4211-4 RV Park Dry Camp	2,315.00	0.00	2,315.00	
Total for 4211 RV Park Revenues	\$7,365.00	\$35,000.00	-\$27,635.00	21.04 %
4213 Marina Fuel Revenue	\$1,586.96	\$15,000.00	-\$13,413.04	10.58 %
4213-1 Diesel Sales	463.54	0.00	463.54	
Total for 4213 Marina Fuel Revenue	\$2,050.50	\$15,000.00	-\$12,949.50	13.67 %

Budget vs. Actuals_Budget_FY26_P&L_Report

July 1, 2025-June 30, 2026

DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
4340 Willow Creek Rock Sales	107,667.18	160,000.00	-52,332.82	67.29 %
4350 Willow Creek Lease Revenue	12,000.00	12,000.00	0.00	100.0 %
4500 Miscellaneous Income	150.00	100.00	50.00	150.0 %
4000 Carryover Balance	0.00	798,151.00	-798,151.00	0.0 %
4030 Land Rental	0.00	7,000.00	-7,000.00	0.0 %
4040 Management Fees	0.00	200.00	-200.00	0.0 %
4050 Grain Elevator Lease Pymt	0.00	129,444.00	-129,444.00	0.0 %
4110 Grants Income	\$0.00	\$0.00	\$0.00	
4111 OSMB Grant	0.00	20,000.00	-20,000.00	0.0 %
4113 Gilliam County Grant	0.00	15,000.00	-15,000.00	0.0 %
4114 Unanticipated Grant Funds	0.00	100,000.00	-100,000.00	0.0 %
4120 MAPS Grant	0.00	7,000.00	-7,000.00	0.0 %
Total for 4110 Grants Income	\$0.00	\$142,000.00	-\$142,000.00	0.0 %
4214 Marina Power and Water Revenue	0.00	800.00	-800.00	0.0 %
4215 Shower	0.00	1,000.00	-1,000.00	0.0 %
4400 Donations/Gifts	0.00	100.00	-100.00	0.0 %
4600 Transferred Funds	0.00	500,000.00	-500,000.00	0.0 %
Total for GENERAL FUND RESOURCES	\$149,677.30	\$2,028,895.00	-\$1,879,217.70	7.38 %
RESERVE FUND RESOURCES	\$0.00	\$0.00	\$0.00	
9002 Interest Earned Reserve Fund	537.01	3,500.00	-2,962.99	15.34 %
9000 Reserve Fund Beginning Balance	0.00	135,678.00	-135,678.00	0.0 %
9001 Transfer from General Fund	0.00	12,944.00	-12,944.00	0.0 %
Total for RESERVE FUND RESOURCES	\$537.01	\$152,122.00	-\$151,584.99	0.35 %
Total for Income	\$157,399.31	\$7,795,317.00	-\$7,637,917.69	2.02 %
Cost of Goods Sold	0.00	0.00	0.00	
Gross Profit	\$157,399.31	\$7,795,317.00	-\$7,637,917.69	2.02 %
Expenses				
6560 Payroll Expenses	\$0.00	\$0.00	\$0.00	
Company Contributions	\$0.00	\$0.00	\$0.00	
Health Insurance	20,186.07	0.00	20,186.07	
Retirement	6,193.22	0.00	6,193.22	
Total for Company Contributions	\$26,379.29	\$0.00	\$26,379.29	
Taxes	2,868.49	0.00	2,868.49	
Wages	37,105.72	0.00	37,105.72	
Total for 6560 Payroll Expenses	\$66,353.50	\$0.00	\$66,353.50	

Budget vs. Actuals_Budget_FY26_P&L__Report

July 1, 2025-June 30, 2026

DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
8400 ECON.DEVELOP.FUND EXPENSES	\$0.00	\$0.00	\$0.00	
CAPITAL OUTLAY	\$0.00	\$0.00	\$0.00	
8431 Land Improvements/Development	280,923.11	3,600,000.00	-3,319,076.89	7.8 %
8432 Engineering & Surveying	0.00	500,000.00	-500,000.00	0.0 %
8435 Building Projects/Tenent Improv	0.00	100,000.00	-100,000.00	0.0 %
Total for CAPITAL OUTLAY	\$280,923.11	\$4,200,000.00	-\$3,919,076.89	6.69 %
DEBT SERVICE	\$0.00	\$0.00	\$0.00	
8441 Loan - Principal	2,532.33	10,640.00	-8,107.67	23.8 %
8442 Loan - Interest	503.67	1,505.00	-1,001.33	33.47 %
Total for DEBT SERVICE	\$3,036.00	\$12,145.00	-\$9,109.00	25.0 %
MATERIALS AND SERVICES	\$0.00	\$0.00	\$0.00	
8426 Advertising & Marketing	90.00	10,000.00	-9,910.00	0.9 %
8421 Travel/Food/Lodging	0.00	4,000.00	-4,000.00	0.0 %
8422 Training/Seminars/Conventions	0.00	1,000.00	-1,000.00	0.0 %
8423 Legal Fees	0.00	25,000.00	-25,000.00	0.0 %
8424-3 Consultant	0.00	10,000.00	-10,000.00	0.0 %
8424 Office Supplies & Equipment	0.00	3,000.00	-3,000.00	0.0 %
8425 Utilities	0.00	5,000.00	-5,000.00	0.0 %
8426-1 Dues & Subscriptions	0.00	700.00	-700.00	0.0 %
8426-2 A Town Throw Down	0.00	2,100.00	-2,100.00	0.0 %
8427 Telephone & Internet Service	0.00	1,000.00	-1,000.00	0.0 %
8428 Website Develop. & Maint.	0.00	2,500.00	-2,500.00	0.0 %
8429 Building Insurance	0.00	25,000.00	-25,000.00	0.0 %
8430-1 Feasibility Studies	0.00	10,000.00	-10,000.00	0.0 %
8430-2 Grant Match	0.00	5,000.00	-5,000.00	0.0 %
8430-4 Property Taxes	0.00	14,000.00	-14,000.00	0.0 %
8439 Contingency	0.00	542,907.00	-542,907.00	0.0 %
Total for MATERIALS AND SERVICES	\$90.00	\$661,207.00	-\$661,117.00	0.01 %
PERSONNEL SERVICES	\$0.00	\$0.00	\$0.00	
8412 Worker's Comp Ins.	413.45	1,000.00	-586.55	41.34 %
8413 Employee Benefits - Insurance	1,148.00	16,000.00	-14,852.00	7.17 %
8410 Officer	0.00	55,000.00	-55,000.00	0.0 %
8411 Payroll Taxes	0.00	20,000.00	-20,000.00	0.0 %
8414 Employee Benefits - Retirement	0.00	7,000.00	-7,000.00	0.0 %
Total for PERSONNEL SERVICES	\$1,561.45	\$99,000.00	-\$97,438.55	1.58 %

Budget vs. Actuals_Budget_FY26_P&L_Report

July 1, 2025-June 30, 2026

DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
TRANSFERRED OUT	\$0.00	\$0.00	\$0.00	
8450 Transferred to General Fund	0.00	500,000.00	-500,000.00	0.0 %
Total for TRANSFERRED OUT	\$0.00	\$500,000.00	-\$500,000.00	0.0 %
Total for 8400 ECON.DEVELOP.FUND EXPENSES	\$285,610.56	\$5,472,352.00	-\$5,186,741.44	5.22 %
8500 Gronquist Fund Expences	\$0.00	\$0.00	\$0.00	
Materials and Services	\$0.00	\$0.00	\$0.00	
8521 Utilities	807.14	20,000.00	-19,192.86	4.04 %
8522 Office Supplies and Equitment	60.26	2,000.00	-1,939.74	3.01 %
8527 Telephone and Internet	128.00	1,000.00	-872.00	12.8 %
8523 Legal Fees	0.00	4,000.00	-4,000.00	0.0 %
8524 Insurance - Treasurer Bond	0.00	6,000.00	-6,000.00	0.0 %
8525 Dues / Subscriptions / Fees	0.00	1,000.00	-1,000.00	0.0 %
8526 Audit, Budget, Legal Notices	0.00	500.00	-500.00	0.0 %
8528 Supplies	0.00	5,000.00	-5,000.00	0.0 %
8529 Fire Suppression System Inspec	0.00	5,000.00	-5,000.00	0.0 %
8531 Alarm Monitoring	0.00	800.00	-800.00	0.0 %
8532 Pest Control / Fertilizer	0.00	500.00	-500.00	0.0 %
8533 Miscellaneous	0.00	1,000.00	-1,000.00	0.0 %
8535 Advertising	0.00	1,000.00	-1,000.00	0.0 %
8536 Property Taxes	0.00	6,000.00	-6,000.00	0.0 %
8537 Bad Dept Write Off	0.00	100.00	-100.00	0.0 %
Total for Materials and Services	\$995.40	\$53,900.00	-\$52,904.60	1.85 %
Personnel Services	\$0.00	\$0.00	\$0.00	
8512 Workers Comp Insurance	248.07	800.00	-551.93	31.01 %
8513 Employee Benefits Insurance	347.70	5,500.00	-5,152.30	6.32 %
8510-3 Maintenance	0.00	20,000.00	-20,000.00	0.0 %
8511 Payroll Taxes	0.00	10,000.00	-10,000.00	0.0 %
8514 Employee Benifits - Retirement	0.00	3,000.00	-3,000.00	0.0 %
Total for Personnel Services	\$595.77	\$39,300.00	-\$38,704.23	1.52 %
8630 CONTINGENCY	0.00	23,748.00	-23,748.00	0.0 %
GRONQUIST CAPITOL OUTLAY	\$0.00	\$0.00	\$0.00	
8631 Land Improvement & Development	0.00	10,000.00	-10,000.00	0.0 %
8632 Tenant Improvement/Building Imp	0.00	15,000.00	-15,000.00	0.0 %
Total for GRONQUIST CAPITOL OUTLAY	\$0.00	\$25,000.00	-\$25,000.00	0.0 %
Total for 8500 Gronquist Fund Expences	\$1,591.17	\$141,948.00	-\$140,356.83	1.12 %

Budget vs. Actuals_Budget_FY26_P&L_Report

July 1, 2025-June 30, 2026

DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
GENERAL FUND EXPENSES	\$0.00	\$0.00	\$0.00	
ADMINISTRATION EXPENSES	\$0.00	\$0.00	\$0.00	
6000 Personal Services - AD	\$0.00	\$0.00	\$0.00	
6013 Workmens Compensation	1,240.32	3,500.00	-2,259.68	35.44 %
6015 Employee Benefits Insurance	4,417.00	98,000.00	-93,583.00	4.51 %
6008 Port Manager	0.00	55,000.00	-55,000.00	0.0 %
6009 Administrative Assistant	0.00	45,000.00	-45,000.00	0.0 %
6010 Finance/Operations	0.00	65,000.00	-65,000.00	0.0 %
6011 Payroll Taxes - Staff	0.00	75,000.00	-75,000.00	0.0 %
6012 Training	0.00	3,000.00	-3,000.00	0.0 %
6016 Employee Benefits Retirement	0.00	20,000.00	-20,000.00	0.0 %
Total for 6000 Personal Services - AD	\$5,657.32	\$364,500.00	-\$358,842.68	1.55 %
6100 Materials and Services - AD	\$0.00	\$0.00	\$0.00	
6112 Office Supplies and Equipment	1,211.28	5,500.00	-4,288.72	22.02 %
6115 Dues, Subscriptions, Fees	\$0.00	\$10,000.00	-\$10,000.00	0.0 %
6115-1 Credit Card Fees	450.21	6,000.00	-5,549.79	7.5 %
Total for 6115 Dues, Subscriptions, Fees	\$450.21	\$16,000.00	-\$15,549.79	2.81 %
6116 Audit, Budget, Legal Notices	357.00	50,000.00	-49,643.00	0.71 %
6117 Telephone and Internet Srv.	509.94	3,000.00	-2,490.06	17.0 %
6119 Commissioner Fees/Expenses	292.45	3,000.00	-2,707.55	9.75 %
6121 Donations	460.00	5,000.00	-4,540.00	9.2 %
6123 Miscellaneous - AD	150.00	1,000.00	-850.00	15.0 %
6111 Utilities	0.00	5,000.00	-5,000.00	0.0 %
6113 Legal Fees	0.00	30,000.00	-30,000.00	0.0 %
6114 Insurance, Treasurer Bond	0.00	1,000.00	-1,000.00	0.0 %
6118 Advertising - AD	0.00	1,000.00	-1,000.00	0.0 %
6122 Meetings and Elections	0.00	2,000.00	-2,000.00	0.0 %
6126 Contingency	0.00	343,901.00	-343,901.00	0.0 %
6127 Commissioner Conference & Trave	0.00	5,000.00	-5,000.00	0.0 %
6128 Staff Travel/Food/Lodging	0.00	3,000.00	-3,000.00	0.0 %
6129 Postage	0.00	500.00	-500.00	0.0 %
Total for 6100 Materials and Services - AD	\$3,430.88	\$474,901.00	-\$471,470.12	0.72 %
6150 Capital Outlay - AD	\$0.00	\$0.00	\$0.00	
6151 Land/Improvements/Developments	0.00	100,000.00	-100,000.00	0.0 %
6152 Engineering and Survey	0.00	25,000.00	-25,000.00	0.0 %
6154 Office Equipment	0.00	20,000.00	-20,000.00	0.0 %
Total for 6150 Capital Outlay - AD	\$0.00	\$145,000.00	-\$145,000.00	0.0 %
6170 Transfers Out of General Fund	0.00	12,944.00	-12,944.00	0.0 %
Total for ADMINISTRATION EXPENSES	\$9,088.20	\$997,345.00	-\$988,256.80	0.91 %

Budget vs. Actuals_Budget_FY26_P&L_Report

July 1, 2025-June 30, 2026

DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
ECONOMIC DEVELOPMENT	\$0.00	\$0.00	\$0.00	
Capital Outlay	-750.00	0.00	-750.00	
Total for ECONOMIC DEVELOPMENT	-750.00	\$0.00	-750.00	
ISLAND PARK	\$0.00	\$0.00	\$0.00	
6600 Personal Services	\$0.00	\$0.00	\$0.00	
6612 Worker's Comp Insurance	248.06	800.00	-551.94	31.01 %
6614 Employee Benefits	347.70	5,500.00	-5,152.30	6.32 %
6610 Maintenance Person	0.00	20,000.00	-20,000.00	0.0 %
6611 Payroll Taxes	0.00	10,000.00	-10,000.00	0.0 %
6615 Employee Retirement	0.00	3,000.00	-3,000.00	0.0 %
Total for 6600 Personal Services	\$595.76	\$39,300.00	-\$38,704.24	1.52 %
6620 Materials & Services	\$0.00	\$0.00	\$0.00	
6623 Comfort Station Supplies	42.35	3,500.00	-3,457.65	1.21 %
6627 Park Maintenance & Supplies	148.12	15,000.00	-14,851.88	0.99 %
6622 Sanitation	0.00	4,000.00	-4,000.00	0.0 %
6624 Park Electricity	0.00	10,000.00	-10,000.00	0.0 %
6625 Pest Control / Chem & Fert.	0.00	1,500.00	-1,500.00	0.0 %
6626 Insurance	0.00	4,000.00	-4,000.00	0.0 %
6628 Miscellaneous	0.00	100.00	-100.00	0.0 %
Total for 6620 Materials & Services	\$190.47	\$38,100.00	-\$37,909.53	0.5 %
6630 Capital Outlay	\$0.00	\$0.00	\$0.00	
6631 Park Improvements	0.00	50,000.00	-50,000.00	0.0 %
6632 Engineering & Surveying	0.00	15,000.00	-15,000.00	0.0 %
Total for 6630 Capital Outlay	\$0.00	\$65,000.00	-\$65,000.00	0.0 %
Total for ISLAND PARK	\$786.23	\$142,400.00	-\$141,613.77	0.55 %
MARINA	\$0.00	\$0.00	\$0.00	
6700 Personal Services	\$0.00	\$0.00	\$0.00	
6712 Worker's Comp Insurance	165.37	500.00	-334.63	33.07 %
6713 Other	231.80	4,000.00	-3,768.20	5.79 %
6710 Maintenance Person	0.00	16,000.00	-16,000.00	0.0 %
6711 Payroll Taxes	0.00	8,000.00	-8,000.00	0.0 %
6714 Employee Retirement	0.00	3,000.00	-3,000.00	0.0 %
Total for 6700 Personal Services	\$397.17	\$31,500.00	-\$31,102.83	1.26 %
6720 Materials & Services	\$0.00	\$0.00	\$0.00	
6721 Marina Electricity	248.30	7,000.00	-6,751.70	3.55 %
6724 Marina Maint. & Supplies	31.30	6,000.00	-5,968.70	0.52 %
6727 Marina Fuel	\$0.00	\$25,000.00	-\$25,000.00	0.0 %
6727-1 Marina Gas	3,220.92	0.00	3,220.92	
6727-2 Marina Diesel	3,051.00	0.00	3,051.00	

Budget vs. Actuals_Budget_FY26_P&L__Report

July 1, 2025-June 30, 2026

DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
Total for 6727 Marina Fuel	\$6,271.92	\$25,000.00	-\$18,728.08	25.09 %
6722 OMB Repairs - 1/2 MAPS	0.00	3,000.00	-3,000.00	0.0 %
6723 Insurance	0.00	4,500.00	-4,500.00	0.0 %
6725 Miscellaneous	0.00	500.00	-500.00	0.0 %
6726 Contractural Services	0.00	5,000.00	-5,000.00	0.0 %
Total for 6720 Materials & Services	\$6,551.52	\$51,000.00	-\$44,448.48	12.85 %
6730 Captial Outlay	\$0.00	\$0.00	\$0.00	
6731 Marina Improvements	4,250.00	50,000.00	-45,750.00	8.5 %
6733 Marina Equipment	462.00	15,000.00	-14,538.00	3.08 %
6732 Engineering & Surveying	0.00	20,000.00	-20,000.00	0.0 %
6734 Marina Improvements Other	0.00	10,000.00	-10,000.00	0.0 %
Total for 6730 Captial Outlay	\$4,712.00	\$95,000.00	-\$90,288.00	4.96 %
Total for MARINA	\$11,660.69	\$177,500.00	-\$165,839.31	6.57 %
RV PARK EXPENSES	\$0.00	\$0.00	\$0.00	
6300 Personal Services - RV	\$0.00	\$0.00	\$0.00	
6312 Workmens Compensation - RV	165.38	500.00	-334.62	33.08 %
6313 Employee Benefits- RV	231.80	4,000.00	-3,768.20	5.79 %
6310 Maintenance Person - RV	0.00	16,000.00	-16,000.00	0.0 %
6311 Payroll Taxes, Maintenance - RV	0.00	8,000.00	-8,000.00	0.0 %
6314 Employee Retirement	0.00	3,000.00	-3,000.00	0.0 %
Total for 6300 Personal Services - RV	\$397.18	\$31,500.00	-\$31,102.82	1.26 %
6320 Materials & Services - RV	\$413.68	\$0.00	\$413.68	
6323 Electricity - RV Park	1,053.70	17,000.00	-15,946.30	6.2 %
6324 WIFI - RV	260.00	1,800.00	-1,540.00	14.44 %
6326 Maintenance & Supplies - RV	6.19	4,000.00	-3,993.81	0.15 %
6321 Water Fees - RV	0.00	6,000.00	-6,000.00	0.0 %
6322 Sanitation - RV	0.00	3,500.00	-3,500.00	0.0 %
6325 Advertising - RV	0.00	1,000.00	-1,000.00	0.0 %
6327 Insurance - RV	0.00	4,000.00	-4,000.00	0.0 %
6328 Misc. - RV	0.00	250.00	-250.00	0.0 %
6329 Sewer	0.00	6,500.00	-6,500.00	0.0 %
Total for 6320 Materials & Services - RV	\$1,733.57	\$44,050.00	-\$42,316.43	3.94 %
6340 Capital Outlay - RV	\$0.00	\$0.00	\$0.00	
6341 RV Park Const Improv	0.00	250,000.00	-250,000.00	0.0 %
6343 Grant Match	0.00	50,000.00	-50,000.00	0.0 %
6344 RV Park Equipment	0.00	20,000.00	-20,000.00	0.0 %
Total for 6340 Capital Outlay - RV	\$0.00	\$320,000.00	-\$320,000.00	0.0 %
Total for RV PARK EXPENSES	\$2,130.75	\$395,550.00	-\$393,419.25	0.54 %

Budget vs. Actuals_Budget_FY26_P&L_Report

July 1, 2025-June 30, 2026

DISTRIBUTION ACCOUNT	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
WILLOW CREEK QUARRY	\$0.00	\$0.00	\$0.00	
6520 Materials & Services - WQ	\$0.00	\$0.00	\$0.00	
6523 Miscellaneous - WQ	4,252.90	10,000.00	-5,747.10	42.53 %
6521 Maintenance & Supplies - WQ	0.00	1,000.00	-1,000.00	0.0 %
6522 Legal Fees - WQ	0.00	5,000.00	-5,000.00	0.0 %
6524 Travel	0.00	100.00	-100.00	0.0 %
Total for 6520 Materials & Services - WQ	\$4,252.90	\$16,100.00	-\$11,847.10	26.42 %
6540 Capital Outlay - WQ	\$0.00	\$250,000.00	-\$250,000.00	0.0 %
6542 Engineering & Surveying	0.00	50,000.00	-50,000.00	0.0 %
Total for 6540 Capital Outlay - WQ	\$0.00	\$300,000.00	-\$300,000.00	0.0 %
Total for WILLOW CREEK QUARRY	\$4,252.90	\$316,100.00	-\$311,847.10	1.35 %
Total for GENERAL FUND EXPENSES	\$27,168.77	\$2,028,895.00	-\$2,001,726.23	1.34 %
Reimbursements	1,186.20	0.00	1,186.20	
RESERVE FUND EXPENSES	\$0.00	\$0.00	\$0.00	
9500 Repair, Maint., Grant Match	0.00	152,122.00	-152,122.00	0.0 %
Total for RESERVE FUND EXPENSES	\$0.00	\$152,122.00	-\$152,122.00	0.0 %
Total for Expenses	\$381,910.20	\$7,795,317.00	-\$7,413,406.80	4.9 %
Net Operating Income	-\$224,510.89	\$0.00	-\$224,510.89	
Other Income	0.00	0.00	0.00	
Other Expenses	0.00	0.00	0.00	
Net Other Income	\$0.00	\$0.00	\$0.00	
Net Income	-\$224,510.89	\$0.00	-\$224,510.89	

PORT OF ARLINGTON

Transaction List with Splits

July 1-30, 2025

DATE	TRANSACTION TYPE	NUM	POSTING	NAME	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
1001 Bank of E/O - Checking							
07/23/2025	Bill Payment (Check)	10538	Yes	The Times-Journal		1001 Bank of E/O - Checking	-447.00
						2000 Accounts Payable	-447.00
07/23/2025	Bill Payment (Check)	10539	Yes	Gilliam County Clerk		1001 Bank of E/O - Checking	-292.45
						2000 Accounts Payable	-292.45
07/23/2025	Bill Payment (Check)	10540	Yes	Hughes Network System, LLC		1001 Bank of E/O - Checking	-284.94
						2000 Accounts Payable	-284.94
07/23/2025	Bill Payment (Check)	10541	Yes	Arlington T.V. Coop		1001 Bank of E/O - Checking	-613.00
						2000 Accounts Payable	-613.00
07/23/2025	Bill Payment (Check)	10542	Yes	Gordon's Electric		1001 Bank of E/O - Checking	-413.68
						2000 Accounts Payable	-413.68
07/23/2025	Bill Payment (Check)	10543	Yes	Saif Corp.		1001 Bank of E/O - Checking	-2,480.65
						2000 Accounts Payable	-2,480.65
07/23/2025	Bill Payment (Check)	10545	Yes	FDS Marine International, LLC		1001 Bank of E/O - Checking	-4,250.00
						2000 Accounts Payable	-4,250.00
07/23/2025	Bill Payment (Check)	10546	Yes	Bolen Construction LLC		1001 Bank of E/O - Checking	-
						2000 Accounts Payable	-
							280,923.11
07/23/2025	Bill Payment (Check)	10547	Yes	Arlington Hardware Guns and Ammo LLC		1001 Bank of E/O - Checking	-288.22
						2000 Accounts Payable	-288.22
07/23/2025	Bill Payment (Check)	10548	Yes	Hattenhauer Energy Co., LLC		1001 Bank of E/O - Checking	-6,271.92
						2000 Accounts Payable	-6,271.92
07/23/2025	Bill Payment (Check)	10549	Yes	SDIS		1001 Bank of E/O - Checking	-6,724.00
						2000 Accounts Payable	-6,724.00
07/23/2025	Check	10550	Yes	Kip Krebs		1001 Bank of E/O - Checking	-400.00
					3 on 3 basketball tournament donation	6121 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Donations	400.00
07/30/2025	Bill Payment (Check)	10552	Yes	Gilliam County Treasurer		1001 Bank of E/O - Checking	-3,036.00
						2000 Accounts Payable	-3,036.00
07/30/2025	Bill Payment (Check)	10553	Yes	DOGAMI		1001 Bank of E/O - Checking	-4,252.90
						2000 Accounts Payable	-4,252.90
07/30/2025	Bill Payment (Check)	10554	Yes	Fidelity Brokerage Services LLC		1001 Bank of E/O - Checking	-1,985.85
						2000 Accounts Payable	-1,985.85
2000 Accounts Payable							
07/23/2025	Bill		Yes	FDS Marine International, LLC		2000 Accounts Payable	4,250.00
					securing walkway floats, including hardware/Materials	6731 GENERAL FUND EXPENSES:MARINA:Captial Outlay:Marina Improvements	4,250.00
07/23/2025	Bill		Yes	Hattenhauer Energy Co., LLC		2000 Accounts Payable	6,271.92
					828 gal Premium unleaded gasoline @3.89/gal	6727-1 GENERAL FUND EXPENSES:MARINA:Materials & Services:Marina Fuel:Marina Gas	3,220.92
					900 gal dyed ultra-low sulfur diesel @3.39/gal	6727-2 GENERAL FUND EXPENSES:MARINA:Materials & Services:Marina Fuel:Marina Diesel	3,051.00
07/23/2025	Bill		Yes	Saif Corp.		2000 Accounts Payable	2,480.65
					Proposal: 100058371 ED/admin ass	6013 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Personal Services - AD:Workmens Compensation	1,240.32

Saturday, September 6, 2025 10:30 AM GMT-07:00

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PORT OF ARLINGTON

Transaction List with Splits

July 1-30, 2025

DATE	TRANSACTION TYPE	NUM	POSTING	NAME	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
					maint-IP	6612 GENERAL FUND EXPENSES:ISLAND PARK:Personal Services:Worker's Comp Insurance	248.06
					Maint-Marina	6712 GENERAL FUND EXPENSES:MARINA:Personal Services:Worker's Comp Insurance	165.37
					Maint-RV	6312 GENERAL FUND EXPENSES:RV PARK EXPENSES:Personal Services - RV:Workmens Compensation - RV	165.38
					ED-ED	8412 ECON.DEVELOP.FUND EXPENSES:PERSONNEL SERVICES:Worker's Comp Ins.	413.45
					Maint-Gronquist	8512 Gronquist Fund Expences:Personnel Services:Workers Comp Insurance	248.07
07/23/2025	Bill		Yes	Gilliam County Clerk		2000 Accounts Payable	292.45
					election cost 2025	6119 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Commissioner Fees/Expenses	292.45
07/23/2025	Bill		Yes	Bolen Construction LLC		2000 Accounts Payable	280,923.11
					invoices from periods 5/19/2025-6/30/2025	8431 ECON.DEVELOP.FUND EXPENSES:CAPITAL OUTLAY:Land Improvements/Development	280,923.11
07/23/2025	Bill		Yes	SDIS		2000 Accounts Payable	6,724.00
					GF- ED insurance July	6015 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Personal Services - AD:Employee Benefits Insurance	1,148.00
					ED-ED Insurance July	8413 ECON.DEVELOP.FUND EXPENSES:PERSONNEL SERVICES:Employee Benefits - Insurance	1,148.00
					Marina (.2)-Maint. Insurance July	6713 GENERAL FUND EXPENSES:MARINA:Personal Services:Other	231.80
					RV (.2)-Maint. Insurance July	6313 GENERAL FUND EXPENSES:RV PARK EXPENSES:Personal Services - RV:Employee Benifits- RV	231.80
					IP (.3)- Maint. Insurance July	6614 GENERAL FUND EXPENSES:ISLAND PARK:Personal Services:Employee Benefits	347.70
					Gronquist (.3)- Maint. Insurance July	8513 Gronquist Fund Expences:Personnel Services:Employee Benefits Insurance	347.70
					B/O Insurance July	6015 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Personal Services - AD:Employee Benefits Insurance	3,269.00
07/23/2025	Bill		Yes	Arlington T.V. Coop		2000 Accounts Payable	613.00
					Gronquist Bldg	8527 Gronquist Fund Expences:Materials and Services:Telephone and Internet	128.00
					Phone Services 3 lines & phones	6117 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Telephone and Internet Srv.	225.00
					Business Internet	6324 GENERAL FUND EXPENSES:RV PARK EXPENSES:Materials & Services - RV:WIFI - RV	260.00
07/23/2025	Bill		Yes	The Times-Journal		2000 Accounts Payable	447.00
					Legal Notices-Budget LB1	6116 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Audit, Budget, Legal Notices	306.00
					subdivision groundbreaking	8426 ECON.DEVELOP.FUND EXPENSES:MATERIALS AND SERVICES:Advertising & Marketing	54.00
					RFP	8426 ECON.DEVELOP.FUND EXPENSES:MATERIALS AND SERVICES:Advertising & Marketing	36.00
					commission vacancy notice	6116 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Audit, Budget, Legal Notices	51.00
07/23/2025	Bill		Yes	Gordon's Electric		2000 Accounts Payable	413.68
					RV spot 50amp breaker replacement	6320 GENERAL FUND EXPENSES:RV PARK EXPENSES:Materials & Services - RV	413.68
07/23/2025	Bill		Yes	Hughes Network System, LLC		2000 Accounts Payable	284.94
					Current pmt- subscriptions	6117 GENERAL FUND EXPENSES:ADMINISTRATION EXPENSES:Materials and Services - AD:Telephone and Internet Srv.	284.94
07/23/2025	Bill		Yes	Arlington Hardware Guns and Ammo LLC		2000 Accounts Payable	288.22
					cleaner	6623 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Comfort Station Supplies	12.28
					oil (cycle)	6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies	6.18
					screwdriver slot	6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies	7.38
					grass seed	6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies	27.99
					nozzle popup brass	6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies	7.17
					hose bib	6326 GENERAL FUND EXPENSES:RV PARK EXPENSES:Materials & Services - RV:Maintenance & Supplies - RV	6.19
					hose clamps	6724 GENERAL FUND EXPENSES:MARINA:Materials & Services:Marina Maint. & Supplies	9.32
					herbicide	8522 Gronquist Fund Expences:Materials and Services:Office Supplies and Equipment	38.78
					shear loppin bypass/trash bags	6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies	35.78
					gloves/cleaner	6623 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Comfort Station Supplies	30.07
					hose shut off, bkl/clr lens in-out	6724 GENERAL FUND EXPENSES:MARINA:Materials & Services:Marina Maint. & Supplies	21.98
					tester volt, baterries	6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park	33.64

PORT OF ARLINGTON

Transaction List with Splits

July 1-30, 2025

DATE	TRANSACTION TYPE	NUM	POSTING	NAME	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
07/29/2025	Bill		Yes	DOGAMI	water hose	Maintenance & Supplies 6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies	12.99
					cleaner, terry towels	8522 Gronquist Fund Expences:Materials and Services:Office Supplies and Equipment	21.48
					bags	6627 GENERAL FUND EXPENSES:ISLAND PARK:Materials & Services:Park Maintenance & Supplies	16.99
						2000 Accounts Payable	4,252.90
					DOGAMI Permit Renewal2025-2026	6523 GENERAL FUND EXPENSES:WILLOW CREEK QUARRY:Materials & Services - WQ:Miscellaneous - WQ	4,252.90
07/30/2025	Bill		Yes	Fidelity Brokerage Services LLC		2000 Accounts Payable	1,985.85
					Crowther-June	Payroll Expenses:Company Contributions:Retirement	905.25
					Metzker-June	Payroll Expenses:Company Contributions:Retirement	516.12
					Rayburn-June	Payroll Expenses:Company Contributions:Retirement	564.48
07/30/2025	Bill		Yes	Gilliam County Treasurer		2000 Accounts Payable	3,036.00
					Principle	8441 ECON.DEVELOP.FUND EXPENSES:DEBT SERVICE:Loan - Principal	2,532.33
					Interest	8442 ECON.DEVELOP.FUND EXPENSES:DEBT SERVICE:Loan - Interest	503.67



DIRECTOR REPORT

September 3, 2025

AGENDA ITEMS

5A. Audit Status

Port audit reports are long delayed, even though the Port hired an audit firm three years ago. This is a serious reporting issue with the Secretary of State Audit Division and Gilliam County. Anna Cavaleri, Port Legal Counsel led productive calls and plans to properly remedy this issue, with the Port Auditor (Pauly, Rogers, and Co) and with Amy John, at Secretary of State office. We are also working with Gilliam County for audit completion and steps they may need to take. Materials are attached including an action plan and clear communication with all parties.

5B. Alkali Ridge Subdivision

1. Construction

Work continues to advance by Bolen Construction. In addition, Pacific Power completed the Subdivision Distribution System Contract as discussed previously by the Port Board. The Pacific Power design cost is \$36,058. This amount coupled with prior road crossing to the former Proctor house was already previously approved by Board (up to \$50,000). Bolen is available to perform installation of the new electrical work at a cost of \$94,720. We value efficiency of Bolen performing this work, together with subdivision completion. This electrical installation is a logical additive change-order to the construction contract. ***Motion: Move to approve Change Order No. 1 by Bolen Construction for electrical infrastructure in the amount of \$94,720.***

2. Final Plat

Anderson-Perry is finishing the Final Plat and it will be available soon. As explained, Final Plat recording will clearly designate lots and dimensions, to be available for sale.

3. Marketing

The Port published a Request for Proposals for Realty Marketing Services on August 21. We have received two responses and anticipate more submittals to review and compare.

5C. Aerovel Lease – Lease term to begin in September, approved previously by the Board.

5D. Avangrid Community Benefit Agreement – A \$461,250 donation payment is forthcoming from Avangrid to the Port, as pledged previously in 2023, to use for workforce housing, such as Alkali Ridge. This donation adds value and dovetails nicely with our subdivision project.

5E. Alpine - Zoning CUP Application

City of Arlington informed us of need for a Conditional Use Permit application in Airport Zone.

5F. Tidewater Barge

Senator Wyden and Tidewater Barge inquired about a proposed fertilizer delivery by barge.

5G. Projects

1. Paving

We lined up multiple paving quotes, and work was performed at the roadway on Arlington Mesa; additional work is being completed at the Gronquist parking lots.

2. Sewer Lift Station – We sought multiple quotes and may be ready to recommend award.

Port of Arlington, September 3, 2025 Port Board Meeting, Director Report by Jed Crowther

#3

Kathryn Greiner

Ball Lenn <esmoothz@yahoo.com>;Cris Patnode <cris.patnode@gilliamcountyor.gov>;Grant Wilkins <grant.wilkins@co.gilliam.or.us>;Leah Watkins <leah.watkins@co.gilliam.or.us>;Jed Crowther <cityofa@gorge.net>

It appears that the City of Arlington was left off this email, so I have included them now.

Have a great week!

Kathryn Greiner
City Administrator
541-384--2711

From: Ball Lenn <esmoothz@yahoo.com>

Sent: Monday, August 25, 2025 8:19 AM

To: Cris Patnode <cris.patnode@gilliamcountyor.gov>; Grant Wilkins <grant.wilkins@co.gilliam.or.us>; Leah Watkins <leah.watkins@co.gilliam.or.us>; Jed Crowther <jed.crowther@portofarlington.com>; Kathryn Greiner <admin@cityofcondon.com>

Subject: Recruiting Small Businesses

Good Morning,

Our Court has taken an insouciant look at our long standing disparity in grant awards. In fact they have offered up excuses such as the north county doesn't have enough 501(c)3's. I've written and discussed in person with members of our Court several alternative solutions to this decades old on-going issue. I'll give you one idea now. How about small business recruitment with a good incentive bonus attached. This would broaden our tax base and, at the same time, offer employment to our county citizens. In addition it would leave a long term solvent county to our children. We need to spend more of our wind-fall on long term sustainability of our county. (PUN INTENDED). We need to have empathy for our less fortunate and do all we can for our children. This requires charity; we all support these things. What is lacking is any consideration of a more cost effective and prudent alternative path that attains the same goals. We have ample non-profit organizations that require annual operational support. It is time to recruit income producing small businesses to our County.

I look forward to hearing your comments and suggestions at your earliest convenience.

Thank you,
Lenn Ball



5A

August 29, 2025

SENT VIA US MAIL & EMAIL

Gilliam County
Attn: County Commissioners
c/o County Judge Cris Patnode,
221 S. Oregon St.
Condon, OR 97823
Email: cris.patnode@gilliamcountyor.gov

Regarding: Port of Arlington's Corrective Action Plan for Municipal Audit Noncompliance

Dear Judge Patnode and Gilliam County Commissioners,

The Port of Arlington ("Port") provides this letter to formally address the noncompliance issue identified in the August 26, 2025 email from Gilliam County Judge, Cris Patnode, which included an attached notice from the Oregon Secretary of State's Municipal Audit Manager, Ms. John, concerning the Port's delinquent annual audit reports. The Port acknowledges the gravity of this matter and is committed to full compliance with all applicable regulations.

After reviewing the matter internally with the Port's legal counsel, auditor and Port Commissioners, we have determined that the root cause was miscommunication between the Port and its auditor, Pauly, Rogers and Co., PC ("Auditor"). The Port is aware that the audits for its fiscal years ending 2022, 2023 and 2024 are delinquent; however, the Port had not received the Secretary of State's prior mailed noncompliance notices. The Port believed that Auditor had been working on the 2022 audit and anticipated that the 2023, 2024 and 2025 audits would be completed subsequently.

To understand how the Port came to be three years in arrears on their audits, the following context is provided:

- End of 2021:
 - Port terminates the employment of the then acting Port Executive Director;
 - the Port's Administrator/office support subsequently resigns;
 - the Port's auditor provides notice that they are downsizing their client list and informs the Port that they will need to engage a new auditor for the 2021-22 fiscal year;

- April, 2022: current Port Executive Director is hired;
- May, 2022:
 - current Port Business & Operations Manager is hired;
 - Port issues an RFP for a new auditor
- July, 2022: Port and Auditor enter into a contract for Auditor to prepare 2022 and subsequent Port audits in compliance with Oregon's Municipal Audit Law

From the period the previous Port Executive Director and Administrator left the Port in late 2021 until the new/present Executive Director was hired, Port Commissioners volunteered their time to keep the Port operating, pay bills, make payroll, etc. The substantiality and location of Port records prior to the departure of the previous Port Executive Director and Administrator have also been a factor in the delay of the Auditor's ability to complete the 2022 Port audit. It should be noted that the Port has consistently and continually followed the mandated annual budget process and has filed all legally required budgeting documentation on time.

To address the Municipal Audit Law noncompliance, the Port has developed the following corrective action plan:

I. Immediate Action.

- On Tuesday, August 26th, after receiving the notice of noncompliance from Judge Patnode, the Port's Executive Director and Business & Operations Manager:
 - Contacted the Port Attorney;
 - Had a telephone conference with the Port Attorney and Auditor for the purpose of (i) verifying any outstanding documentation needed by Auditor to conclude the 2022 audit; and (ii) determine the timeframe by which the 2022, 2023, 2024 and 2025 audits could be completed;
 - Had a telephone conference with Port Attorney and Oregon Secretary of State Municipal Audit Manager, Amy John regarding the Port's corrective action strategy;
 - Discussed the noncompliance issue with the Port President Shannon and Commissioner Greiner;
- On Wednesday, August 27th, the Business & Operations Manager provided all primary documentation requested by Auditor;
- On Thursday, August 28th, the Port Executive Director and Business & Operations Manager:
 - Prepared this Corrective Action Plan with input from Commission President Shannon, Commissioner Greiner and Port Attorney;
 - Uploaded all sample documentation requested by Auditor to Auditor's secured shared site;

II. Short-Term Measures.

- Port Executive Director and Port Attorney will work with Auditor to produce a written agreement documenting (i) a schedule for completion of the 2022-2025 audits; and (ii) procedures and consequences if the completion of any audits is delayed;
- Auditor will complete the outstanding audits according to the following schedule:
 - Fiscal Year 2022 – Completed on or before October 31, 2025
 - Fiscal Year 2023 – Completed on or before January 31, 2026
 - Fiscal Year 2024 – Completed on or before May 31, 2026
 - Fiscal Year 2025 – Completed on or before July 31, 2026
- Port Business & Operations Manager will promptly respond to any requests for information received from Auditor;
- Port Attorney will contact Auditor bi-weekly on Fridays, beginning next Friday, September 5th, to verify Auditor's progress on the completion of Port's 2022 - 2025 audits
- Port Attorney will forward the Auditor's status update to the County's General Counsel, Ms. John at the Secretary of State, Port President Shannon and Executive Director Crowther

III. Long-Term Prevention.

- Fall 2025: Port will issue a Request for Proposals and seek a new auditor
- Port Executive Director and Business & Operations Manager will calendar quarterly check-ins with Auditor/successor auditor to ensure all documentation needed for past and/or upcoming audits are being maintained or provided to Auditor as needed

Thank you for your attention and understanding. If you require any further information or clarification, please do not hesitate to contact our Port attorney, Anna C. Cavaleri, at Jaques Sharp, Attorneys at Law (email: anna@hoodriverlaw.com; telephone: (541) 386-1311).

Sincerely,
PORT OF ARLINGTON

Jed Crowther
Executive Director
for



Leah Shannon, President
Board of Commissioners

CC: (via email only)
Oregon Secretary of State
Amy John, CPA
Email: Amy.John@sos.oregon.gov

Pauly, Rogers and Co., Inc.
Roy R. Rogers, CPA
Email: RoyR@rascpas.com

Port Attorney
Jaques Sharp, Attorneys at Law
Anna C. Cavaleri
Email: anna@hoodriverlaw.com

5 B 1

(OR Mar2021-NoRfnd)

Account #:27946101
Service ID #:761862709

p70820
C/C: 11196
Request #: 7402940
Contract #:

SUBDIVISION DISTRIBUTION SYSTEM CONTRACT
between
PACIFIC POWER
and
PORT OF ARLINGTON

This **Subdivision Distribution System Contract** ("Contract"), dated August 22, 2025 is between PacifiCorp, doing business as Pacific Power ("Company"), and **Port of Arlington** ("Customer"), for an electrical **Distribution System** for Customer's development to be known as Alkali Ridge (the "Development"); located at or near 1500 S. Main Street, Arlington, Oregon, for 9 lots within the Development.

Company's filed tariffs (the "Electric Service Schedules") and the rules (the "Electric Service Rules") of the Oregon Public Utility Commission ("Commission"), as they may be amended from time to time, regulate this Contract and are incorporated into this contract. In the event of any conflict between this Contract and the Electric Service Schedules or the Electric Service Rules, such schedules and rules shall control. They are available for review at Customer's request.

1. **Delivery of Power.** Company will provide 120/240 volt, single-phase electric service, within the Development, to the said lots at the lot line.
2. **Extension Costs.** The Company agrees to invest \$9,900.00 (the "Extension Allowance") in improvements (the "Improvements") related to the Distribution System, and Customer agrees to pay Company the estimated construction costs in excess of the Extension Allowance ("Customer Advance") in the amount of \$36,058.00, of which the Customer has paid \$0.00 for engineering, design, or other advance payment for Company's facilities. **The balance due is \$36,058.00.**
3. **Customer Obligations.** Customer agrees to:
 - a) Provide legal rights-of-way to Company, at no cost to Company, using Company's standard forms, or provide legally dedicated Public Utility Easements that meet Company's requirements and are acceptable to Company at its sole discretion. This includes rights-of-way on Customer's property and/or third-party property and any permits, fees, etc. required to cross public lands;
 - b) Prepare the route to Company's specifications;
 - c) Comply, and pay for any costs necessary to comply, with all of Company's tariffs, procedures, specifications and requirements; and,
 - d) Repair, or pay for the repair of, any damage to Company's facilities except damage caused by the negligence of Company.
4. **Underground Facilities.** If service is provided by an underground line extension, Customer will provide, or Company will provide at Customer's expense, all necessary trenching and backfilling, and will furnish and install all distribution transformer pads and other equipment foundations, conduit and duct required by the Company. Company may abandon in place any underground cables installed under this Contract that are no longer useful to Company.

Customer also agrees to:

- a) Establish final grade for routing of circuits, placement of transformer pads, vaults, junction boxes and other underground facilities as required by Company;
- b) Install and maintain property lines and survey stakes;
- c) Install all Customer provided trench, conduit, equipment foundations, or excavations for equipment foundations within the legal rights-of-ways; and,
- d) Make no permanent surface improvements, except curb and gutters, before Company completes installation of its facilities.

Customer warrants that all Customer provided trench and excavations for equipment foundations, and Customer installed conduit and equipment foundations are installed within legal rights-of-way, and conform to the specifications in the Company's Electric Service Requirements Manual, and other specifications as otherwise provided by the Company. In the event Customer fails to comply with the foregoing, Customer shall be liable for the cost to the Company for relocating the facilities within a legal right-of-way, acquiring right-of-way for the Company facilities, repair or replacement of improperly installed conduit or foundations, and paying costs for damages that may arise to any third party as a result of the Company facilities being located outside of a legal right-of-way.

If any change in grade, property lines, or any surface improvements require Company to change its facilities, or causes additional cost to Company, Customer agrees to reimburse Company for such change or cost. The provisions of this paragraph 4 shall survive the termination of this agreement.

5. Effective. This Contract will expire unless Customer:

- a) Signs and return an original of this Contract along with any required payment to Company within ninety (90) days of the Contract date shown on page 1 of the Contract; and
- b) Is ready to receive service within one-hundred fifty (150) days of the Customer signature date at the end of this Contract.

6. Special Provisions: This contract serves residential lots #2-10. Lot #1 is 3.64 acres and it's use is unknown at this time (future single home(s), apartments, small businesses?) so a future line extension will be required to serve this lot. Lot #5 is 2.91 acres and our existing transformer #282080 is intended to serve this lot. If the future new home on Lot #5 is too far away or has too high of a power demand to maintain adequate power quality there may be additional work required (with associated cost) to serve this lot.

7. Design, Construction, Ownership and Operation. The Company shall design, construct, install, and operate the Improvements in accordance with the Company's standards. The Company will own the Improvements, together with the Company's existing electric utility facilities that serve or will serve Customer. Construction of the Improvements shall not begin until (1) both the Company and Customer have executed (signed) this Contract, and (2) all other requirements prior to construction have been fulfilled, such as permits, payments received, inspection, etc. Any delays by the Customer concerning site preparation and right-of-way acquisition or trenching, inspection, permits, etc. may correspondingly delay completion of the Improvements.

The Company warrants that its work in constructing and maintaining the Improvements shall be consistent with prudent utility practices. **THE COMPANY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO**

THE WARRANTY OF MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE, AND SIMILAR WARRANTIES. The Company's liability for breach of warranty, defects in the Improvements, or installation of the Improvements shall be limited to repair or replacement of any non-operating or defective portion of the Improvements or the Company's other electric utility facilities. Under no circumstances shall the Company be liable for other economic losses, including but not limited to consequential damages. The Company shall not be subject to any liability or damages for inability to provide service to the extent that such failure shall be due to causes beyond the reasonable control of the Company.

No other party, including Customer, shall have the right to operate or maintain the Company's electric utility facilities or the Improvements. Customer shall not have physical access to the Company's electric utility facilities or the Improvements and shall engage in no activities on or related to the Company's electric utility facilities or the Improvements.

8. **Governing Law; Venue.** All provisions of this Contract and the rights and obligations of the parties hereto shall in all cases be governed by and construed in accordance with the laws of the State of Oregon applicable to contracts executed in and to be wholly performed in Oregon by persons domiciled in the State of Oregon. Each party hereto agrees that any suit, action or proceeding in connection with this Contract may only be brought before the Commission, the Federal courts located within the State of Oregon, or state courts of the State of Oregon, and each party hereby consents to the exclusive jurisdiction of such forums (and of the appellate courts therefrom) in any such suit, action or proceeding.
9. **Remedies; Waiver.** Either party may exercise any or all of its rights and remedies under this Contract, the applicable Electric Service Rules, the applicable Electric Service Schedule and under any applicable laws, rules and regulations. No provision of this Contract, the Electric Service Rules, or the applicable Electric Service Schedule shall be deemed to have been waived unless such waiver is expressly stated in writing and signed by the waiving party.
10. **Attorneys' Fees.** If any suit or action arising out of or related to this Contract is brought by any party, the prevailing party or parties shall be entitled to recover the costs and fees (including, without limitation, reasonable attorneys' fees, the fees and costs of experts and consultants, copying, courier and telecommunication costs, and deposition costs and all other costs of discovery) incurred by such party or parties in such suit or action, including, without limitation, any post-trial or appellate proceeding, or in the collection or enforcement of any judgment or award entered or made in such suit or action.
11. **Waiver of Jury Trial. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.**

12. **Entire Agreement.** This Contract contains the entire agreement of the parties with respect to the subject matter, and replaces and supersedes in their entirety all prior agreements between the parties related to the same subject matter. **This Contract may be modified only by a subsequent written amendment or agreement executed by both parties.**

PORT OF ARLINGTON

By _____
signature

NAME (type or print legibly) TITLE

DATE

Customer's Mailing Address for Executed Contract

ATTENTION OF

ADDRESS

CITY, STATE, ZIP

EMAIL ADDRESS

PACIFIC POWER

By _____
signature

Mike Lanegan Operations Mgr
NAME (type or print legibly) TITLE

DATE

Pacific Power's Mailing Address for Executed Contract

P.O. Box 220
ADDRESS

Pendleton, OR 97801
CITY, STATE, ZIP

EMAIL ADDRESS

5 B 1



Electrical Infrastructure Pricing

Bolen Construction LLC

P.O. Box 288

Hermiston, OR 97838

Oregon CCB: 934929

WA CCB: BOLENCL7930S

Date: 8/22/2025

ATTN: Bill Ledbetter
 PROPOSAL TO: Anderson Perry and Port of Arlington
 Job Name: Alkali Ridge Subdivision

Scope of Work and Clarifications

Bolen Construction is providing pricing for electrical trenching, bedding, backfill, vaults, conduit, pull string, and mule tape for PP&L infrastructure not included in base bid due to no design being in place at time of bid. Street lighting and comms conduit are not included due to lack of information. Fiberglass sweeps are included where required.

Bolen Change Order Number:

Work done and materials supplied by Bolen Construction LLC: The costs include any necessary material, equipment, labor, and administrative costs. Labor Burden, Admin Fees, and markup is included in pricing.

Description	Unit	QT	Cost		Credit	Totals
JUT Excavation and Backfill	LF	1580	\$ 12.00	\$ 18,960.00		\$ 18,960.00
3-in conduit and fittings	LF	2280	\$ 22.00	\$ 50,160.00		\$ 50,160.00
Pull String and Mule Tape	LS	1	\$ 2,500.00	\$ 2,500.00		\$ 2,500.00
444 Vault supply and install	EA	3	\$ 7,700.00	\$ 23,100.00		\$ 23,100.00
				\$ -		\$ -
				\$ -		\$ -
				\$ -		\$ -
				\$ -		\$ -
					Sub Total	\$94,720.00
						\$94,720.00

Total Debits \$94,720.00 Total Credits: \$ - Total Adder \$94,720.00

Sincerely,

Debit to Bolen Construction LLC \$94,720.00

Kai Bolen
 Member/Manager

REQUEST FOR PROPOSALS
Port of Arlington
Realty Marketing Services
Posted/Published on August 21, 2025

5 B 3

1. Services Required

The Port of Arlington requests proposals from firms with expertise in realty and marketing services to assist the Port in marketing the Alkali Ridge Subdivision residential lots for sale and development. Please submit proposal responses electronically. Upon review, selected firms may be invited to present at upcoming Port Board meetings.

2. Background

Alkali Ridge Subdivision was originally created in 2023 from a 38.65-acre parcel in Gilliam County. Land was annexed into the City of Arlington, received Tentative Plan Approval and Partition Approval. Construction (water, sewer, streets, electrical power) is now underway, with completion expected by October 2025. Final Plat will be completed soon, with 17 lots ranging in size from ½-acre to 15 acres. The property is zoned R-1 Residential, with minimum lot size of 7,500 square feet. Some of the lots are anticipated for large-lot single family residential housing, with exceptional Columbia River views, while other portions are envisioned for higher-density workforce housing, subject to zoning criteria. Photos and maps are attached for reference.

3. Scope of Work

Marketing and outreach to interested developers and home builders will advance property sales and achieve responsible growth. Active means/methods to effectively market the lots are encouraged, including appropriate research and preparation for eventual lot listings and sales.

3. Proposal Form and Content

Proposals shall include a cover letter describing experience, qualifications, and proposed methods. Please outline current relevant experience and explain how you plan to approach this specific project. A proposed Cost Schedule shall be submitted as a separate attachment.

All submissions or questions regarding this solicitation shall be directed to:

Port of Arlington
Jed Crowther, Executive Director
100 Port Island Road / PO Box 279
Arlington, OR 97812
Phone: (541) 705-2004

4. Selection Process

The Port Executive Director will evaluate each proposal and report to the Board of Commissioners. Upon review, selected firms may also be invited to present their proposals at Port Board meetings. Selection will be based on responsiveness, understanding, experience, collaboration, references, and fee for services performed.

5. Contract

The contract will define the extent of services to be performed, methods, and compensation.

The recruitment process is now open and timely submittals are encouraged.



Alkali Ridge Entryway Groundbreaking



Alkali Ridge Viewpoint

RFP – Port of Arlington – Realty Marketing Services – Alkali Ridge Subdivision



Alkali Ridge Construction – Grading Overview

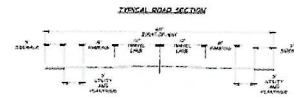


Alkali Ridge Construction – Grading Detail

RFP – Port of Arlington – Realty Marketing Services – Alkali Ridge Subdivision

TENTATIVE PLAN OF ALKALI RIDGE SUBDIVISION

LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 28,
TOWNSHIP 3 NORTH, RANGE 21 EAST, WILLAMETTE MERIDIAN,
CITY OF ARRLINGTON, GILLIAM COUNTY, OREGON



- LEGEND**
- ADJACENT PROPERTY LINE
 - EXISTING PARCEL BOUNDARY LINE
 - PROPOSED PARCEL BOUNDARY LINE
 - NEW CENTERLINE R.O.W.
 - SECTION LINES
 - EASEMENT LINES

NOTES

1. THIS PLAN IS A TENTATIVE PLAN OF THE SUBDIVISION AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
2. THE SURVEYOR HAS BEEN ADVISED BY THE CITY OF ARRLINGTON THAT THE CITY HAS A RIGHT-OF-WAY INTEREST IN THE SUBDIVISION.
3. THE SURVEYOR HAS BEEN ADVISED BY THE CITY OF ARRLINGTON THAT THE CITY HAS A RIGHT-OF-WAY INTEREST IN THE SUBDIVISION.
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9. THE SURVEYOR HAS BEEN ADVISED BY THE CITY OF ARRLINGTON THAT THE CITY HAS A RIGHT-OF-WAY INTEREST IN THE SUBDIVISION.
10. THE SURVEYOR HAS BEEN ADVISED BY THE CITY OF ARRLINGTON THAT THE CITY HAS A RIGHT-OF-WAY INTEREST IN THE SUBDIVISION.

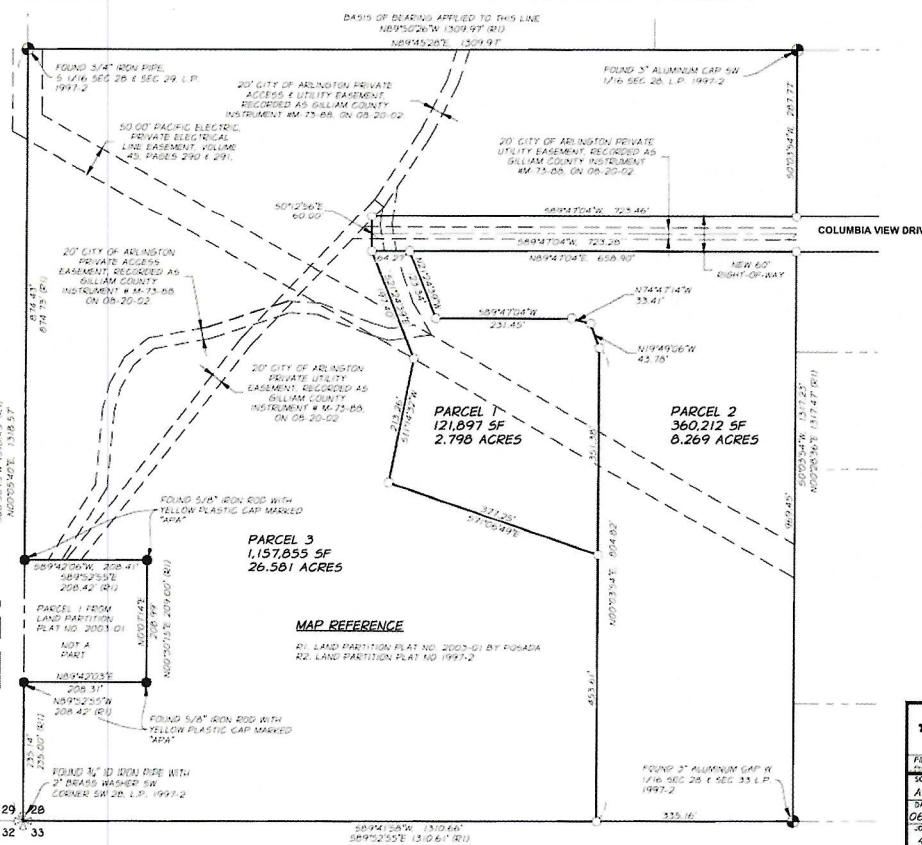
ALKALI RIDGE SUBDIVISION

AS SHOWN	1/1
DATE	06 FEB 2024
BY	41-13(100)

MAJOR PARTITION PLAT NO.

LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 28,
TOWNSHIP 3 NORTH, RANGE 21 EAST, WILLAMETTE MERIDIAN,
CITY OF ARRLINGTON, GILLIAM COUNTY, OREGON

SCALE 1"=400' FEET



SURVEY NARRATIVE

PURPOSE: THIS MAP IS TO DIVIDE THE SW1/4 OF THE SW1/4 OF SECTION 28 AS SHOWN.

PROCEDURE: THE ENTIRE PROPERTY WAS SURVEYED AND MONUMENTED WITH THE SAID FOUND CORNERS AT THE SOUTHWEST CORNER, SOUTHWEST CORNER COMMON TO SECTION 28, SW1/4 CORNER COMMON TO SECTION 28, AND THE SW1/4 CORNER OF SAID SECTION 28. THE PORTION OF PROPERTY INCLUDING THE WATER TANK IS NOT INCLUDED IN THIS SURVEY.

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28, T. 3N, R. 21E, W.M. GILLIAM COUNTY, OREGON, AND IS BASED ON OREGON COORDINATE REFERENCE SYSTEM - COLUMBIA RIVER EAST ZONE.

LEGEND

- SET 5/8" X 30" IRON ROD WITH GRANITE PLASTIC CAP MARKED "APR 49593PLS"
- FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- ADJACENT PROPERTY LINE
- EXISTING PARCEL BOUNDARY LINE
- NEW CENTERLINE R.O.W.
- PROPOSED PARCEL BOUNDARY LINE
- SECTION LINES
- EASEMENT LINES

EXACT COPY STATEMENT:

I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO. 49593PLS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.

RICHARD E. STEIN, PLS 49593PLS

REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
OREGON
RICHARD E. STEIN
49593PLS
EXPIRES: 03/01/2024

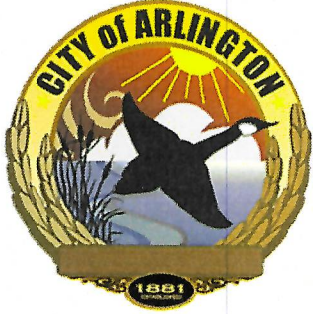
LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 28,
TOWNSHIP 3 NORTH, RANGE 21 EAST, WILLAMETTE MERIDIAN,
CITY OF ARRLINGTON, GILLIAM COUNTY, OREGON

FILED	1/1
SCALE	AS SHOWN
DATE	06 FEB 2024
BY	41-13(100)

epanderson
permy

1/2

5E



CITY OF ARLINGTON

P.O. BOX 68
ARLINGTON, OR 97812
PHONE: 541-454-2743
FAX: 541-454-2753
TTY: 800-572-0638

August 19, 2025

Port of Arlington
PO Box 279,
Arlington, OR, 97812

Regarding: Airport Development Zone

Dear Port of Arlington,

I hope this letter finds you well. I am writing to bring to your attention a potential compliance issue regarding the property formerly known as the Insitu building, located on Airport Road. It has come to the City's attention that this property may be in violation of the City's Zoning Ordinance 443 and may necessitate a Conditional Use Permit. Specifically, we refer to Zoning Ordinance 443, Article 3, pertaining to the Airport Development Zone. To avoid any penalties or fees, we kindly request that you demonstrate compliance with the City's ordinances and policies by addressing the following items by September 19, 2025:

1. Thoroughly review Ordinance 443, Section 3.9, concerning the Airport Development Zone, which is enclosed with this letter.
2. Evaluate Section 3.9(4), which outlines the Permitted Uses (H).
3. Examine Section 3.9(5), detailing the Conditional Uses.
4. Refer to the City of Arlington Land Use/Planning Fee Schedule, included for your convenience.
5. Complete and submit the Conditional Use Application (CUP) provided with this letter, requesting approval for the intended use of the building.

Should you have any questions or require assistance in achieving compliance with the City's ordinances and policies, please do not hesitate to contact City Recorder Victoria McKinney at (541)454-2743.

The City of Arlington is an Equal Opportunity Provider.

Email sent 9-2-2025 at 12:08 pm

5F

Judge Patnode,

Thanks for letting us know. The Port has a good history with Tidewater, although mostly indirect, as they are primarily connected with MCP/NWGG for grain terminal operations. The Port leases its grain facilities to NWGG - and then they connect directly with barge service companies.

Generally, increased barge use vs truck traffic on highways is viewed as favorable and more efficient, with an assurance of adequate safeguards and flow capacity in the river. Better fertilizer delivery and availability could benefit local farms and business economies. In addition, this connection for fertilizer could potentially expand the Port's Willow Creek future development options.

For these reasons, I think the Port would be supportive. I will gauge local interest, whether in support or opposition, and ask the Port Board if they desire to submit a letter of support.

Thank you,

Jed Crowther
Executive Director
Port of Arlington

From: Cris Patnode <cris.patnode@gilliamcountyor.gov>
Sent: Tuesday, September 2, 2025 11:39 AM
To: Jed Crowther <Jed.crowther@portofarlington.com>
Subject: FW: Dear [Commissioner/Judge Name],

Jed,

Please see email below, from Senator Wyden's office about a grant applied for by Tidewater Barge Lines for increased barges along the Columbia River. Do you have any concerns or support for this? I am curious to know how many barges this would be per day, week, etc?

From: Cutler, Andrew (Wyden) <Andrew_Cutler@wyden.senate.gov>
Sent: Tuesday, September 2, 2025 9:51 AM
To: Cris Patnode <cris.patnode@gilliamcountyor.gov>
Subject: Dear [Commissioner/Judge Name],

This is an external email. Please take care when clicking links or opening attachments.

Judge Patnode,

I hope this email finds you well. It was nice chatting with you on Friday. I hope you had a relaxing Labor Day weekend.

I'm reaching out on behalf of Senator Wyden regarding a federal grant application that may impact your area.

Tidewater Barge Lines has applied for \$984,430 in federal funding through the U.S. Maritime Administration's Marine Highway Program to convert four barges for fertilizer transport along the Columbia River system. The project aims to shift approximately 120,902 tons of cargo from truck to barge annually, potentially reducing highway traffic and supporting regional agricultural operations.

Before Senator Wyden considers providing a letter of support, I wanted to check with local leadership:

1. Are you aware of this project and its potential impacts on your county?
2. Do you have any concerns about increased barge traffic or related infrastructure needs?
3. Does your county support this type of modal shift from truck to barge transport?
4. Are there any local stakeholders or groups that have expressed opposition or concerns?

Any insights you can provide would be greatly helpful as we evaluate this request. If you'd prefer to discuss this by phone, I'm available at 541-786-9563.

Thank you for your time and input.

Best regards,

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