

Regular Commission Meeting
September 12, 2024 MINUTES
5:00PM
1650 Railroad Ave., Arlington, OR

1. The Port of Arlington Commission meeting was called to order at pm by.

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: none

2. Public Comment- none

3. Consent Agenda

Kayla Rayburn stated she made two corrections to the regular meeting minutes after she sent them out. The corrections were in section 4, steering instead of stirring, and corrected Kathryn Greiner to absent she had her listed as an attendy.

3.1. Approve Regular Meeting Minutes for August 8, 2024

3.2. Approve Emergency Meeting Minutes for August 28, 2024

3.3. Approve August 2024 Accounts Payable and Financials

Motion: Wilson moved, Krebs seconded to approve the consent agenda with the stated changes. motion carried.

4. Director Report

4.1. Sunken Vessel Placement and Removal Update

Crowther thanked James and Kayla for their immediate response, working with EPA and contacting all the proper channels when the boat sank. Since then, it has been dismantled and will be hauled away tomorrow. President Shannon asked about the engine/smoke stack with the asbestos. Crowther advised the engine has been disposed of, but would check into the smoke stack tomorrow before they started loading trucks. He has kept the Core of Engineers up-to-date with documentation, and they are happy with how they have been kept informed during the removal process. Advised we did go for a second more in depth test, TCLP test, for the led. With those test results back, it will allow them to dispose it in the landfill now. Crowther thanked Kayla for running two separate samples on moment's notice to Portland to keep the process going in a timely manner. There was some damage done to the docks when the vessel sank. There is visible damage above, but we need a diver to inspect the dock underneath to insure there isn't further damage. FDS is available to do a dive to make a list or assess the damage that could have occurred. Under public procurement law he is able to hire a diver without bids, but Crowther stated he reached out to 3 additional firms for the repair's bids. Anna advised we need to submit it to the boat owner's insurance first before submitting it to ours for payment, so we arent fighting to get reimbursed.

Motion: Wilson moved, and Wilkins seconded to authorize Jed Crowther to accept a bid for dock repairs, but not to exceed \$18,000. Motion carried.

4.2. SDIS Safety & Security Grant Application

Crowther advised he submitted an application for additional cameras in the amount of \$2,500, there is no match required, and has a good feeling they will get it. He doesn't think they announce until November though. There is a quote from John, Arlington TV COOP, for installation. The grant would cover it all.

4.3. Other

4.3.1. Connect Oregon Grant Application-Aviation Fuel Testimony Given

Crowther Gave both verbal and written testimony that were similar. He really tried to emphasize the importance and impact that it would have made during the Lone Rock fire this summer. Stated he tried to speak from the heart and make a connection with them. The application is currently down towards the bottom, but thought maybe with the low amount being asked for, if there was left over the Airport could get selected. Commissioner Greiner felt because there wasn't an agreement yet with the Department of Aviation that hurt the application. Trying to remember if they have ever received an ODOT grant previously. Oregon Community Foundation may be a good place to utilize for funding. Commissioner Greiner also wanted to stay in contact with the Department of Aviation to get on their masterplan.

4.3.2. Condon Grade School- EPA Work Plan Review Underway

Crowther advised currently in the preaward state with the old Condon Grade School for \$780,000. He submitted the Workplan in August, and received it back with corrections. He is hoping to have it finished tomorrow, what is left is the itemized budget. It is a Sentry item, but it is still a Port item as well, and during the cleanup time we will have regular monthly meetings for the Environmental Sentry Corp.

President Shannon wanted to personally thank the staff for all their work regarding the boat, and appreciated the response and work put in.

5. Presidents Report, Leah Shannon

President Shannon was curious about the Proctor property and what was going on, so she spoke to Lee Dockins, and he stated at some point we would need to consider changing the price. In the Boardman area anything over \$300,000 isn't moving at all. The Port may want to consider talking about the price if we don't here anything soon.

6. Commissioner Reports

- 6.1. **Ron Wilson-**Just wanted to thank the staff for all the unexpected work they had to perform on the boat. They did an upstanding job.
- 6.2. **Kip Krebs-** Backtrack to the Proctor house, suggested The Port should possibly think of making some money and generate some revenue. They could look into the possibility of making it an Air bnb. There is a company in Hermiston that fully furnishes, cleans, and manages it. They would give the Port a percentage of the earnings. The score clocks and jersey came in that were donated. Krebs wanted to give an update on the Lower Willow Creek Aquafer Project, that was started by the Port originally. They received the feasibility study grant for \$50,000, and they have received the match from both Counties (Morrow and Gilliam). The matches were determined by acreage between the two, Gilliam County paid their share, and as of yesterday Morrow County gave their portion. The new name of the project is the Lower Willow Creek Managed Aquafer Recharged Project. On August 21, the new County Judge, Chris Patnode, came out and visited the Gilliam County portion of the project. This project was originally started in 2017 by the Port of Arlington, and he appreciates the continued support.
- 6.3. **Gibb Wilkins-** Last Wednesday at the Condon City Council meeting he advised them they are going to get the Condon Grade school back, and encouraged them to start planning for their next steps. He is getting a lot of feedback, passing in the street convos, from people regarding the project, but most people are just excited something will be happening there.

6.4. **Kathryn Greiner**- Back to the Proctor Property and wanted to know what the contract was with the realators. Crowther advised that the minimum contract was 6 months and we signed in May 2024. She is not opposed staying with them, but maybe take a little time off before trying more aggressively when the market gets started again. All the commissioners were in agreement that they didn't need to rush a sale. Crowther stated that Anderson and Perry do have the bid package ready. Per earlier discussion it was thought going for bids in October to work through the winter would be the best idea.

7. Executive Session ORS 129.660(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 5:49pm.

Shannon Adjourned Executive Session at 6:33pm

Executive Session Decisions: There were no decisions or actions from Executive Session.

8. Next Meeting

Commission Meeting- Thursday, October 10, 2024, at 5:00pm at City of Condon.

9. Adjourn Meeting

President Shannon adjourned The Regular Commissions meeting at 6:34pm.

President Leah Shannon

Vice President Ron Wilson