



Umatilla Army Depot Re-Use Authority Kick-off/Values Mapping Workshop #1 Meeting Minutes: August 17, 2009

Note: Itemized listing below may not reflect some items discussed/changed/and moved. The draft report issued for review on August 29 is all-conclusive of entire session(s). Kim Swentik

LRA Members/Participants

Bill Hansell: Chairman: Comm. Umatilla Co.
Rod Skeen: CTUIR: LRA Contract Manager
Col. Rock Chilton: US Army
Kim Puzey: Port of Umatilla
Lisa Mittelsdorf: Port of Morrow
Carl Scheeler: CTUIR: Environmental Specialist
Carla McLane: Morrow Co. Planning Director
Joe Taylor: Port of Morrow
Scott Fairley: Governor's Office
Connie Caplinger: Umatilla Co. Exec Admin

Dana Mission Support Team

Brian Cole: Exec Director
Bill Dana: Contract Manager
Dennis Walters: VM Facilitator
John Hanson: VM Facilitator Asst.
Dick Stone: Communications
Don Chance: Land Use Planner
Kim Swentik: Exec Admin

Others

Kristin Orr: OEA PM
Phil Ferguson: Base Trans
Coor.

Time Start: 8:00 am

8:45 am: Opening Remarks/Introduction

Brian Cole stated his appreciation to the LRA for allowing the Dana Mission Support Team the opportunity to assist them in identifying and re-evaluating the priorities and values the UMADRA has as a team working towards their common goal. Brian stated he hoped to move forward with the time table in a positive fluid movement and have a successful and timely activity.

Brian identified the two Values Mapping Sessions to the UMADRA:

- Session 1: How the LRA can identify values as a team
- Session 2: How can we identify the best uses of the land

8:55 am: Characteristics of an Outstanding LRA Board: Session Facilitated by Dennis Walters, Dana Mission Support Team

The goal of the first session is to identify areas of characteristics of the most successful LRA Board; determine how the LRA works through conflict; and the synergy of the Group. The LRA can use the results to check back with status of where they are to where they wanted to be.

Brainstorming: Use positive statements. This portion will identify the Characteristics at the lowest level.

Question, Commissioner Hansell: What is Outstanding? Why use the adjective outstanding?

Answer: We are going to identify what the definition of an "outstanding" board is. Outstanding will have a very defined meaning. Commissioner Hansell trying to understand why we need to evaluate as a team; His understanding was this meeting was to identify the best uses for the land.

Kim Puzey, believes we are using *outstanding* to demonstrate the best possible team. After Mr. Puzey's statement the Group continued with the brainstorming:

Items of discussion included:

- 1) Open Honest Communication



- 2) Ability to speak our mind and feel comfortable doing so. At an effective time. Clarify: clear the discussion before moving forward:
- 3) Timely Discussion Points} Shcheeler
- 4) Respect for others position and opinions: Clarify:
- 5) accepted at face value
- 6) Respect, listening to recommendations: Hansell
- 7) theme of safety about communications: Kristen Orr
- 8) Physical Attendance at meetings
- 9) 80%
- 10) Visionary: Puzey
- 11) hindsight
 - i. what it looked like before
- 12) foresight
 - i. what it will look like
- 13) insight
 - i. what it looks like now
- 14) Common Interest
- 15) Something everyone can “buy” into. Clarify: what does “buy into” mean
- 16) some level of WIN for everyone
- 17) Best Alternative to No Agreement: BATNA Col. Chilton

The board had some discussions on what is the purpose of this session. Several in the room opinioned the session was telling them things they already knew. Others opinioned the need to get certain items on the table to refresh memories and reestablish the board values.

Question Carla McLane: What will happen if the board can't agree?

Answered by Col. Chilton: The army will sell it on their own.

Ultimately, Mr. Scheeler defined Values Mapping perfectly. We are creating a mutual agenda. The session continued.

- 18) When entering a meeting, we are equal:
- 19) We are all part of the team equally
- 20) Share and discuss ideas before taking a position} Scheeler
- 21) Share and discuss ideas to come to a positions} Hansell
- 22) Come into discussion with open listening, not with a forced agenda} Scheeler
- 23) Instead of throwing positions out.
- 24) Willingness to change a position based on open discussions
- 25) Seek to understand the board
- 26) We know who we represent and why we are here} Col Chilton
- 27) Collective of the peoples we represent
- 28) We represent the collective of all of our interests: Scheeler
- 29) An outstanding LRA board is able to identify shared interests: Orr
- 30) Humanity is intact
- 31) We can be in conflict without it being personal
- 32) Separate personal from
- 33) Know where you want to go
- 34) The process to move forward
- 35) Ability to adjust as you go
- 36) Know when your mission has ended or is achieved
- 37) Process open at every juncture so we are not boxed in
- 38) Ability to bring our growth to the process
- 39) We are a learning organization
- 40) Board gets feed back from constituents
- 41) Board members need to be empowered to make decisions for constituents
- 42) An outstanding board has the trust of the people they represent



- 43) At the end of the process, would have a product at the end of the process that can be bought into by all stakeholders
- 44) In an outstanding board we are cognitive of the limitations of the board members
- 45) Public needs to know the board exists
- 46) We know what the parameters are for the individual decision makers
- 47) The LRA board will help others to sell the recommendations to the decision makers
- 48) We trust each other
- 49) Help others to take decisions back to the board
- 50) Other board members understand when decisions differ
- 51) Other board members are encouraged by each other
- 52) A board is supportive of each other

Categorize the items into themes. Group between 3 – 8 themes

The final conclusion: The Characteristics of an Outstanding (*above average, exceptional, excellent*) LRA Board

- 1: Work intelligently to carry out responsibilities
- 2: Be nice to each other and the people we represent
- 3: Have successful results

Added later after 2nd Session: 4: Board Process moved under successful results

12:45 pm: Lunch break

Session #1 Recommendations:

1. The LRA members need to become more familiar with the BRAC Process and the Dana Proposal
2. The board needs to give the process time to mature
3. Dana needs to probe the federal and state process requirements to see what hoops need to be jumped through for land use

1:20 pm: Characteristics of Outstanding Land Use for the UMCD

We're looking for land use not end products. How important is this use vs this use.

Brainstorming: Use positive statements

- 1) Promote National Defense and Homeland Security
- 2) Facilities can be used for training
- 3) contribute to regional economic development
- 4) Regional being Oregon, NE Oregon
- 5) Job replacement
- 6) Taking advantage of new opportunities
- 7) Contributing to the conservation/preservation of Columbia Plateau of shrub steppe dependence
- 8) conservation of culturally important food/medicinal plants
- 9) Absence of environment liability to the LRA
- 10) Land is parceled in such a way that reuse and remediation cost are balanced
- 11) Environmentally clean
- 12) balance remediation dollars and land use
- 13) We are within the available remediation budget
- 14) not negatively impacting economic development
- 15) A plant for mitigation land use banking
- 16) using property to maximize potential for all parties concerned



- 17) develop opportunities to mitigate opportunities for impacts to habitats on and off site
- 18) New Investment
- 19) industry diversification
- 20) easy freeway access
- 21) community access
- 22) more enhanced transportation throughout the base
- 23) transportation system plan that connects the resource to the community
- 24) road network
- 25) rail network
- 26) preserve opportunities for the exercise of treaty reserved rights: gathering, hunting, grazing ie pasturing livestock
- 27) upgrading the utilities to optimize use: encourage the development of energy sources
- 28) opportunities for agricultural development: keep options open for land use
- 29) preserving the unique characteristics of the land ie: utilities, storage, rail
- 30) restoration to its original condition for jobs and future flexibility
- 31) long term, well paying jobs
- 32) something in harmony with regional cultural values
- 33) land use is representative of the community
- 34) land us has input to community
- 35) will legally comply with Oregon land use planning system
- 36) solutions will be embraced by Oregon and federal planning committee
- 37) increase tax base
- 38) responsibility of the public utilities and services are clearly defined
- 39) facility up to code
- 40) LRA to share in benefits?
- 41) there is a governance process to optimize benefits to all LRA properties
- 42) consideration of the Army's needs
- 43) community involvement in the decision process

Categorize the items into themes. Group between 3 – 8 themes

The final conclusion: The Characteristics of Outstanding (*above average, exceptional, excellent*) Land Reuse

- 1: Consider expanding existing National Guard uses
- 2: Provide, protect, restore, and enhance the natural and cultural environment
- 3: Promote economic development

Session Immediate Feedback

- RC: painful but helpful
- SF: missing some of our team mates
- RS:
- KP: enjoyed working on the topics
- BH: was not too impressed with the morning session; afternoon better
- CS: morning was a waste, afternoon was better
- LM: morning was a waste, afternoon was better
- CM: had a good day: it felt like today was a new beginning. this is a starting point. hoping exercise will turn around some items we've been haggling over.

Key Action Item: Regarding Sage-Steppe: What is a contingent land tract? What is the ability to perhaps move the areas inland? Carl will work with whomever to identify the areas and tracts including size, etc.



White board for Key Technical Issues: Parking lot;
Presentation for on shrub step: CTUIR date to be determined
Presentation on army information: Date to be determined
Change meeting times to 9:00 am or after.

Intermittent brief discussions:

Brief descriptive discussion on uses vs. users [looking for the uses of the land not the entities who will use it]; NOI, Public Agencies, and non-profits

Commissioner Hansell statement: The people who care about what happens to the property [UMCD] are represented by the LRA, does not believe focus groups are necessary.

The LRA may want to consider a delegation for congress, it may help clean-up and bring funding short-term for long-term benefits. This would require legislative measures to share in the benefits of the land.

Brian summary:

The information gained collectively through the values mapping process does not necessarily match those comments and suggestions made in individual interviews. Through the process we just went through, the LRA has identified the need to be able to speak openly and freely without consequence. The team's ability to do this will support a greater understanding of the overall goals.

As Brian compared the Values Mapping and Building Communities processes, he noted the Building Communities was missing to components that the Values Mapping allowed for: the "Wanna" conversation and the Environmental goals.

Overall, the sessions today seemed to be received well and participants generally felt like something had been accomplished.

5:05 pm: Workshop Adjourned

Submitted to the UMADRA and other interested parties,

Kim Swentik
Executive Administrator
Dana Mission Support Team