

Minutes of August 12, 1980

Present were: President William M. Hamm, Vice President Fred Holly, Commissioner Albin Berglund, Manager Bill Hemingway, Secretary Margaret Siders, Attorney Jack Udall, Enterprise Reporter Liz Walker and guest George Ward.

Meeting was called to order at 8:00 P.M. by President Hamm with the reading of the minutes of previous meeting. Minutes were approved as read. Manager advised that the Trade & Transportation Office concept was killed by the State of Oregon. The coalition of ports plan to resubmit the request for funding to PNRC during the next funding cycle.

Vouchers on the General Fund #4773 through 4802, totalling \$7,798.75, were presented. Manager commented on voucher #4802 payable to the Dept. of Natural Resources in the amount of \$25.00 to cover an additional fee for ground disturbed in excess of ten acres. It does not appear that we have disturbed more than ten acres. Port will contest the additional payment. Motion to approve vouchers by Comm. Holly; seconded by Comm. Berglund--motion carried. Voucher #120 on the DOMA Fund in the amount of \$22.21 was presented, as well as vouchers on the Dallesport Project Construction Fund #4 through 7, totalling \$128,698.32. Motion to approve by Comm. Holly; seconded by Comm. Berglund--motion carried.

Storage & Processing Facility. Manager read status report from Tenneson Engineering. There was general discussion on the building progress and coordination of schedules between Control-X and R. A. Barnes, which schedules were worked out at the contractor/client meeting held today at Tenneson's office. Construction progress is very close to contractor's timetable. With regard to the interim financing, Resolution 39-80 was presented. It amends Res. 27-80 in that it clarifies the percentage rate at which the Port will be borrowing from Rainier Bank. Manager recommended approval of Res. 39-80. Motion to approve by Comm. Berglund; seconded by Comm. Holly--motion carried. Attorney Udall had prepared the Non-arbitrage certificate which states that the Port will not use the borrowed money to make a profit and the Non-litigation certificate (requiring Port Attorney's signature) which states that there is no litigation pending that will affect this borrowing. Udall will also prepare and sign a Certificate of Ownership stating that the Port is the sole owner of the building now being constructed for lease by R. A. Barnes at the Dallesport Industrial Park.

Resolution 41-80 was presented by Manager. This resolution was prepared to cancel Res. 18-79, dated August 18, 1979, which was intended to modify the Comprehensive Development Plan. There is no need for the modification and we failed to advertise the hearing. Motion to approve by Comm. Holly; seconded by Comm. Berglund--motion carried.

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Groves-Kiewit-Granite. Manager advised that the Port has received a proposal from G-K-G requesting to lease a ten acre site at the Dallesport Industrial Park to store heavy equipment and put up a shop. A draft lease agreement was sent to G-K-G with a five year term and five year renewal clause with annual rent at \$14,910.00, subject to increase or decrease according to the Consumer Price Index for this area. Also noted was the clause stating that services may be rendered in lieu of lease rent upon written agreement between the parties. Discussion ensued with regard to the site location and security for the project, water needs and size of lines, etc. We are working towards a final lease agreement at this time.

Barge Dock Status. Manager mentioned that G-K-G has the capabilities to help with the building of the dock. The Dept. of Game has objection to filling the small bay area which abuts the dock site and has recommended that the Port relocate or trade sites as filling the small area could eliminate a spiny ray spawning area. Several approaches to resolving this issue were discussed. Manager will continue to work with Mr. Stoddard of the Game Dept. and try to settle the matter quickly as the barge dock is extremely important to the economic growth of not only the Dallesport Industrial Park but the entire region. The Corps of Engineers (Dave Larsen) have been most helpful in trying to emphasize the importance of allowing the dock in this area and have offered a possible water area for tradeoff for the filled bay. In return they would ask the Port to develop a small area for their tug and barge.

Dow Negotiations. The Port has received an estimate from Dow on removal of the Dow concrete structures at Dallesport--\$335,000.00. General discussion on options available to recover the property ensued. It was decided to wait before any final decision is to be made.

Bingen Commercial Dock Status. The Shorelines Management allows up to \$1,000 before a permit is required. It was felt that the dock would be built for under \$1,000. Further, the existing Corps of Engineers permit for maintenance of that area would appear to provide the license to request this minor improvement in the marina.

Alcohol Plant Progress. Manager advised that Zak Adams of the Energy Foundation has come down twice for negotiations and has met with the Port's client interested in this project. The three gentlemen plan to meet later this week in Bellingham to discuss financing possibilities. Manager read letter from Mike McCormack who is in favor of the Port's activities regarding the grain grant/subsidies.

Insurance. After reviewing a quote, Manager suggested that when the Barnes project is completed and the business is underway, the Port should consider obtaining Boiler & Machinery Coverage. After reviewing a proposal from Don Holliston to combine the Port's insurance programs, it was the consensus of the Board that the Port's insurance coverage should go out to bid when the current fire and liability policies expire.

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Huckleberry Festival/Timber Carnival. The Timber Carnival is to be held this Sunday, August 17th, at the Marina Park. Notice is to be published in The Enterprise and signs posted at the Marina informing the public that there will be closure of certain areas during the carnival activities.

George Ward. Mr. Ward gave a verbal and pictorial presentation on solar dried sludge and the economical values of having barren areas stabilized and made productive by use of the sludge. He reviewed his presentation to the County Commissioners in late July. They have apparently suggested the Avery area as a possible test site. Mr. Ward requested two things: 1) the Port's recommendation for an area to offload sludge (for the test program, if approved). 2) the Port to consider hiring Mr. Ward to prepare a grant/loan request for the current DOE solicitation for a feasibility study for an energy (alcohol) plant in our area with the idea of using sludge to help grow energy crops. The Commissioners wanted time to think on these requests and to coordinate with the County Commissioners. Mr. Ward was given the name of the Port's client interested in the alcohol project.

MCEDD Dues. The dues are \$2,000 per year and the Port has agreed to pay \$1,000 twice a year.

Port Representative to MCEDD. It was suggested that after Comm. Holly's resignation becomes effective it might be appropriate to have the Washington Port representative come from Skamania County for the next period. Commission was in agreement.

Gorge Commission, Commercial & Industrial Committee. There will be a meeting of the C&I Committee August 13th. (Manager is chairman of the committee.)

Resolution 40-80 recognizing the dedicated service of Comm. Holly as a Port Commissioner over the past three years was proposed. Motion to approve the resolution by Comm. Berglund; seconded by Comm. Hamm--motion carried. The resolution had been framed and was presented to Comm. Holly as a keepsake.

The meeting recessed to executive session at 10:30 P.M. and adjourned at 10:50 P.M.


Bill Hemingway, Port Manager


William M. Hamm, President