

Minutes of August 26, 1980

Present were: President William M. Hamm, Commissioner Albin Berglund, Manager Bill Hemingway, Secretary Margaret Siders, Attorney Jack Udall and Enterprise Reporter Dan Spatz.

The meeting was called to order at 8:00 P.M. by President Hamm with the reading of the minutes of previous meeting. Manager mentioned that voucher #4802 in the amount of \$25.00 to the Dept. of Natural Resources had been voided as there was a computer error and we did not owe the money. Minutes were approved as read.

Comm. Hamm asked how we would now get reports on the MCEDD meetings since former Comm. Holly was our representative. Manager said he will attend.

Vouchers on the General Fund #4803 through 4806, totalling \$383.15, were presented. Motion to approve by Comm. Berglund; seconded by Comm. Hamm--motion carried.

Financial Report for the month of July was presented, reviewed and discussed. Manager mentioned that he is researching the possibility of transferring some of the Port EAA Grant funds (for travel only) to developing a new brochure on the Port. Also mentioned was the fact that the preliminary budget for 1981 should be ready by Sept. 15th for advertisement. There will then be a hearing on the budget before its adoption (by Oct. 7th).

R. A. Barnes. The construction is coming along on schedule. There is about 15% of the steel up. There was general discussion on the overall project. Manager mentioned that there was a change in the overhead doors that were originally specified, as those specified were too light. Status of the water line was also discussed. Change orders thus far have resulted in about a \$5,000 increase in construction. The Supplement to Lease and Landlord's Consent and Waiver from International Paper Credit Corp. were gone over extensively. The consensus was that there needed to be some additions and clarifications to these documents. Motion by Comm. Berglund to approve the Landlord's Consent and Waiver and Supplement to Lease subject to clarifications, and additions to the Landlord's Consent and Waiver which will include International Paper Credit Corp. accepting liability with regard to removal of equipment if that ever became necessary. Also, that their designated nominee for taking over the operation of the plant (if ever necessary) will be subject to approval by the Port; seconded by Comm. Hamm--motion carried.

Groves-Kiewit-Granite Lease Status. A revised lease agreement was sent to G-K-G with the changes requested by them. Manager went over these specific changes/additions, and mentioned that he sent a letter to Jim Hagy stating that he should request a variance to our Restrictions & Covenants with regard to landscaping, screening and underground utilities. There was discussion with regard to the type of building structure they would put up. Commissioners agreed with the comments set forth in the letter to Hagy.

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Barge Dock Status/Rail Crossing. The revision went in today to the Corps of Engineers to phase the project into three steps. With regard to the rail crossing, the Port received a copy of the executed crossing agreement with B-N. The accompanying letter also indicated that they were having trouble locating our application to build an overcrossing.

Master Development Plan. Manager advised that he has completed the changes needed for the plan to be ready for adoption by the Port. Manager said the plan should be advertised so the public could come in and look it over and make comments. Asked the Commissioners to look the revisions over. Comm. Hamm said to proceed with the advertising.

Bingen Dock Addition. The Port has submitted a request to the Corps of Engineers for a minor modification to the old swimming dock. Drawings of the dock modification were reviewed and general discussion ensued.

Huckleberry Festival. The Timber Carnival went very well with a large crowd attending. It was suggested by Manager that since this looks like it is going to be an annual event, some electrical modifications should be made to make it easier and safer to provide power to concessions, programs, etc.


George Ward. Manager advised that he talked to George today about his presentation and indicated to him that the Port was reluctant at this time to issue any formal endorsement of his project. The areas he is interested in are out of the Port District. Mr. Ward did indicate that he had received some favorable interest from Mercers.

Marina Paving. Manager will get an estimate from Mid-Columbia Asphalt. Attorney Udall has prepared a Confession of Judgment with regard to the work to be executed by Mid-Columbia Asphalt.

Letters from Senator Magnuson. Manager read letter from the Senator which included a letter from Bob Bergland advising what actions were being done and contemplated to aid fuel alcohol programs from Dept. of Agriculture capabilities and responsibilities.

Manager gave a brief report on the C&I Committee meeting. The main effort of the committee will be to revise and update the Gorge Commissions' Resource Management Plan, with an eye towards a more balanced consideration of economic interests.

The meeting recessed to executive session at 9:35 P.M. and adjourned at 10:10 P.M.


Bill Hemingway, Port Manager


William M. Hamm, President