

Minutes of October 28, 1980

Present were: President William M. Hamm, Commissioner Albin Berglund, Commissioner Mike Mansfield, Manager Bill Hemingway, Attorney Jack Udall, Rod McKee of Tenneson Engineering and Dan Spatz of the Enterprise.

The meeting was called to order at 9:00 A.M. by President Hamm with the reading of the minutes of previous meeting. Minutes were approved as read.

Vouchers on the General Fund #4858 through 4868, totalling \$5,536.62, were presented. Comm. Berglund moved to approve vouchers; seconded by Comm. Mansfield--motion carried.

Resolutions 48-80 and 49-80 were presented. Res. 48-80 designating Margaret Siders of the staff as Auditing Officer for the Port. This administrative function is primarily to certify all billings as correct. Res. 49-80 designating authority for Manager Hemingway and Comm. Berglund to sign Port Warrants in response to State Examiners pointing out that there is no necessity to have an outside auditor serve that function. Motion to approve the two resolutions by Comm. Mansfield; seconded by Comm. Berglund--motion carried.

Port Finance Statement for the month of September was presented, reviewed and approved. Manager, in response to previous request from Comm. Hamm, presented a projection of Port financial capabilities after completion of the current Storage and Processing Facility project: EDA funds - \$600,000; Port Cash - \$250,000; Revenue Bonding capacity \$4-500,000; G.O. Bonding - w/o vote \$300,000, w/vote \$800,000.

BMI Deed Release. To complete the amendment to the BMI-Port agreement executed last meeting, a Warranty Deed to transfer .85 acre to BMI was presented for Board approval. Motion by Comm. Berglund to execute; seconded by Comm. Mansfield--motion carried.

Status of Storage and Processing Facility. Rod McKee presented a status report from Tenneson Engineering. The extension of the completion date on the construction ended on October 27th, 1980 and there is still work to be done in order to achieve substantial completion of the building. There are some change orders that need to be incorporated into the contract i.e., insulation of a domestic waterline (est. \$5,300), construction of a valve house (est. \$4,800), and installation of a small shower facility (est. \$5,400). There are some other minor changes that should also be tied up into what will, hopefully, be a final change order. The power service for the facility was discussed and Manager reported that although Dow had given the Port interim authority to hook into their system, the PUD has determined that they would rather put in their own service line (at no cost to the Port). Manager indicated that a meeting for 2:00 P.M. was set up with Tenneson, Barnes, Control-X and himself to work out the details necessary to resolve the delay, change order and other relevant project issues. He requested and received authority to negotiate for lower prices on the three major change order items in exchange for an extension of time for the contractor.

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Bingen Annexation of Port Property. Board reviewed the concept of annexing the Port's Bingen Park and Marina area to the town of Bingen. Purpose is to achieve lower fire protection insurance rates and better police protection. Manager pointed out that we would probably be expected to pay for fire protection, as we are a tax-exempt entity, and no revenues from our operations would go to the town. Board authorized Manager to initiate a request for annexation.

Pacific Northwest Waterways Assn. Report. Manager reported on the PNWA annual meeting he attended in Portland on October 15, 16 and 17. Items discussed were: 1) The effects of railroad deregulation; 2) The continuing impact of Mt. St. Helens; 3) Impact of taxes and restrictions on waterways use; 4) The future of atomic generating plants; 5) Alcohol plants in the northwest. Manager also reviewed the presentation he made to the assembly regarding the need for continued opposition to federal intervention in the Columbia River Gorge.

Attorney's Agreement. A letter from Jack Udall outlining the terms of his service to the Port and his fee schedule was presented. In deference to the switch to daytime Port meetings, prime time for Mr. Udall, the retainer was raised from \$150/month to \$200/month.

Newspaper Clippings. Manager reviewed three newspaper clippings of interest out of local papers--1) Editorial from the Goldendale Sentinel proposing expansion of the Port District; 2) Two articles from The Dalles Chronicle about the Port of The Dalles legal action to clarify the use of industrial revenue bonding for shipping centers. One article also mentioned an inquiry from an aircraft assembly operation.

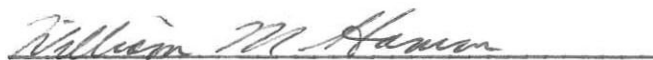
Gasohol Seminar. Manager reviewed status of Port efforts to help locate an alcohol plant on Port property. Also the upcoming West Coast Gasohol Conference was discussed and it was determined that we would not send a representative.

WPPA Trustee. Port needs to replace Fred Holly as Port Trustee to WPPA. Issue tabled until next meeting.

Study Updates. Manager provided brief status reports on the two studies the Port is contributing to: 1) Snake-Columbia Ports Study-1st Phase Report completed; 2) WPPA Port's Study Update-draft final report completed.

The meeting recessed to executive session at 10:35 A.M. and adjourned at 11:00 A.M.


Bill Hemingway, Port Manager


William M. Hamm, President