

Agenda for Tuesday, March 06, 2001  
Klickitat County Port District  
1st Regular Monthly Meeting  
March 6, 2001 - 4:30 P.M.

## AGENDA

PUBLIC COMMENT - Limited to 10 minutes total; (5 minutes per person)

### COUNSEL'S REPORT

### ADMINISTRATIVE MATTERS

Minutes - February 20, 2001 (5 minutes)  
Vouchers - February 28, 2000 - Payroll (5 minutes)  
Vouchers - March 6, 2001 (5 minutes)  
Voucher - March 6, 2001- B. Pt. Fill Acct (5 minutes)  
Financial Report - January (5 minutes)

### EXECUTIVE DIRECTOR'S REPORT

#### BINGEN POINT:

Underpass Feasibility Study Update (10 minutes)  
CC&R Discussion (5 minutes)  
Phase 1 Bldg. - Retainage Release (5 minutes)

#### DALLESPOrt INDUSTRIAL PARK:

Goldendale Energy / Barge Dock (10 minutes)  
AmeriGas - Improvements (10 minutes)

### MISCELLANEOUS

RTC - Hwy 35 Bridge Feasibility: Open House  
Fidel's, Mar. 8, 5-8 p.m.; Questionnaire (5 minutes)

PUBLIC COMMENT - Limited to 20 minutes total; (5 minutes per person)

### ADJOURNMENT

	<b>PORT OF KLINKITAT BOARD OF COMMISSIONERS MEETING MINUTES March 6, 2001 REGULAR SESSION</b>	
<b><u>TOPIC</u></b>	DISCUSSION/ASSESSMENT/FINDINGS	ACTION/FOLLOW UP
<b><u>ATTENDANCE:</u></b>	<b>Commissioners/Staff Present:</b> Port Commissioners (PCs) S. Wayne Vinyard, B. Marc Harvey, and Norm Deo; Port Counsel (Counsel) Teunis Wyers; Executive Director (Exec.D) Dianne Sherwood; and Administrative Assistant (AA) Vickie Drew <b>PC/Staff Absent:</b> <b>Guests Present:</b> Tom Seifert (KC Res. Dev.); Mike Smith (Dallesport); Matt Riley (Riley Bros.); Jim Rue (Ross Island Sand & Gravel)	
<b><u>PUBLIC COMMENT</u></b>	Chair Harvey opened the public meeting at 4:30 p.m. There was no public present at this time.	
<b><u>COUNSEL'S REPORT</u></b>	<ul style="list-style-type: none"> <li>• Counsel reported he has been working on the Ty Ross lease at DIP, which is ready for Exec.D Sherwood's review.</li> <li>• He presented a copy of the default letter which was sent to Beewildered Farms regarding his agreement with the Port for bee storage.</li> <li>• The Marina lease is virtually complete and will soon be presented to Steve Tessmer for his review. A separate set of CC&amp;Rs will be created for the Marina development.</li> <li>• Exec.D Sherwood discussed the information provided regarding I-722. I-722 was determined to be unconstitutional on February 23.</li> </ul>	

<b><u>PUBLIC COMMENT, Revisited</u></b>	<ul style="list-style-type: none"> <li>• Jim Rue reported that Ross Island Sand &amp; Gravel (RISG) is still waiting to hear from the KC BOC regarding the appeal of their conditional use permit by the Audubon Society, the Portland Audubon Society and the Friends of the Gorge. There may be an additional appeal to the Superior Court depending on the initial decision of the KC BOC. RISG would like to discuss water use, moving some aggregate over Port facilities, and a right-of-way agreement with the Port and the Eddins family. PC Deo questioned the use of Port water off of Port property. Exec.D Sherwood recalled discussing rescission of the resolution that stipulated no use off Port property and felt that Ross Island's use would assist the Port in perfecting its water rights. PC Harvey brought up the fact that the Port wasn't aware of Ross Island's application for the Conditional Use Permit until reading about it in the paper, especially since there was/is no agreement between the Port and Ross Island. Exec.D Sherwood stated there have been many rumors regarding Ross Island's negotiations with other parties, leaving the PC to wonder if Ross Island still wanted to use the Port facilities. Jim stated that they are working on a deal at Avery, but they would still want to supplement it with</li> </ul>	
	<p>rock they could get out of the Dennis' property and eventually the Schreiner's property, which they would prefer to ship out of Dallesport. PC Deo stated the Port seems to be left hanging without a serious proposal from anyone. Jim said that Ross Island would be making a serious proposal once the appeal process was completed.</p> <ul style="list-style-type: none"> <li>• Mike Smith asked if the PC considered Pacific Rock Products' (Pac Rock) proposal seriously. Exec.D Sherwood responded that a proposal has not yet been received from Pac Rock, but the Port is very anxious to see their proposal and certainly would see it as a serious proposal.</li> </ul>	
<b><u>ADMINISTRATIVE MATTERS</u></b> <b><u>Minutes - February 20, 2001</u></b>	The minutes of February 20 were submitted for approval.	<i>PC Vinyard moved to approve the minutes of February 20, 2000; seconded by PC Deo -- motion carried.</i>
<b><u>! Cash Balances Memo</u></b>	Exec.D Sherwood discussed the cash balances memo noting liquid funds of \$355,330.68. The Port's State Pool General investment account has a balance of \$353,450.00. At this time last year, the balance in the investment account was \$172,500.00. This reflects the Port's share of retainage payment of \$43,353.20, to Team Construction for the new building. The balance of the retainage amount was paid with remaining CERB Grant funds of \$8,366.76 for a total retainage of \$51,719.96 paid to Team.	

<b><u>! Vouchers - February 28, 2001 - Payroll</u></b>	Exec.D Sherwood discussed the vouchers of December 29 which were for payroll, payroll taxes and employee expenses.	<i>PC Vinyard moved to approve vouchers #16328 through #16340 on the General Fund in the amount of \$7,660.30; seconded by PC Deo -- motion carried.</i>
<b><u>! Vouchers - March 6, 2001</u></b>	Exec.D Sherwood discussed the regular vouchers noting payments for: Transfer of funds for payment of retainage and marketing brochures.	<i>PC Vinyard moved to approve vouchers #16341 through #16356 on the General Fund in the amount of \$57,544.85; seconded by PC Deo -- motion carried.</i>
<b><u>! Check - March 6, 2001 - B. Pt. Fill Acct</u></b>	Exec.D Sherwood discussed the check which was for payment of retainage to Team from CERB Grant funds and Port General Funds. Releases from the Dept. of Revenue and L&I have been received.	<i>PC Vinyard moved to approve check #147 on the Bingen Point Fill Account in the amount of \$51,719.96; seconded by PC Deo -- motion carried.</i>
<b><u>! Financial Report - January</u></b>	AA Drew discussed the financial statement ending January 31. The balance sheet shows the excess cash over expenditures at \$17,330.80 which includes unexpended grant funds of \$8,350.00. She discussed revenue and expense account percentages (actual vs. budget) against the target of 8%. Marine Terminal revenues are at 6% of budget, Sale of Water revenues are at 11%, and Property Rental revenues are at 13%. Total revenues are at 8%. Maintenance Expense categories are running below target at from 4% to 7%. Port Counsel Expense is at 13% and Office Expense-Supplies is at 2%. Total expenditures are at 5% overall leaving a net income of \$17,330.80. Jim Herman will be scheduled for a year-end presentation to the PC once the annual report has been completed.	
<b><u>! I-722 Decision</u></b>	Discussed during Counsel's Report.	
<b><u>! EXECUTIVE DIRECTOR'S REPORT *BINGEN POINT* Underpass Feasibility Study Update</u></b>	Exec.D Sherwood reported she met with the WA DOT and City of Bingen regarding the Highway 14 project that will be starting in the summer of 2002. An independent consultant will do the feasibility study for an underpass access under the BNSF to Port property from Hwy. 14.	

<b><u>! CC&amp;R Discussion</u></b>	Exec.D Sherwood reported that she met with Lisa at Counsel's office. Much of the questioned language in the Bingen Point CC&Rs came from the KC Shorelines Management Plan. Exec.D Sherwood will engage an engineer to make some diagrams of the various areas showing setbacks and other stipulations for each particular area. It is very cumbersome to determine various setbacks and regulations, as currently there are no illustrations to give a visual of what is being stipulated. PC Deo requested an estimate of how much longer it will take to complete the CC&Rs. Exec.D Sherwood has requested a one-year extension of the expiration date of the USFS Grant to December 31, 2001. She hopes the CC&Rs will be completed much sooner than that.	
<b><u>! Phase 1 Building - Retainage Release</u></b>	Discussed during vouchers.	
<b><u>! EXECUTIVE DIRECTOR'S REPORT</u></b> <b><u>*DALLESPORT INDUSTRIAL PARK*</u></b> <b><u>! Goldendale Energy / Barge Dock</u></b>	Exec.D Sherwood reported that she met with representatives from Hitachi and Mullen Transportation regarding the turbine delivery for the Goldendale Energy Project. The project in Goldendale has begun as the Riley Bros. are installing a water line for the plant. Possibly this Summer or Fall, the project expects to take delivery of turbines at the DIP barge dock. The Port's crane is in the way and must be moved before the turbines arrive as the trailer is 180' long. Exec.D Sherwood will pursue options for its removal.	
<b><u>! AmeriGas - Improvements</u></b>	Exec.D Sherwood reported that AmeriGas is interested in extending the Port's water line to their property to provide water for washing equipment and for a fire hydrant. They are willing to participate in the cost of the improvements.	
<b><u>! Energy Interest - Air Shed</u></b>	Exec.D Sherwood discussed the increased interest by parties interested in siting diesel or natural gas plants to produce electricity which would be sold to the PUD. One such company would initially run on diesel and then later convert to natural gas. It will be important to have stipulations regarding length of time before conversion, emission standards, and the amount of units built into any agreement. Information was provided regarding air quality and the increased use of dirtier-burning fuels to create extra power. Exec.D Sherwood displayed a map of KC provided by Tom Seifert which shows the gas and electrical transmission lines in KC.	
<b><u>! Log Storage Operation</u></b>	Exec.D Sherwood has met with a gentleman that is interested in leasing the former Scrap-it lot for a log storage operation. He would like to start in April with a one-year lease with one-year renewals. He would also like to have a night watchman residing on site, in a trailer. The lot does have sewer and water on site. The PC approve of having a night watchman on the premises as long as some standards of maintenance and conduct are included in the lease agreement, and PC Deo suggested including an additional fee for that overnight use.	

<b><u>MISCELLANEOUS</u></b> <b><u>! RTC - Hwy 35 Bridge</u></b> <b><u>Feasibility: Open House</u></b>	Exec.D Sherwood discussed the questionnaire included the packet. She also e-mailed a link to RTC's web site questionnaire to the PC. The Port favors the East A Corridor which would run from Koberg Rock on the Oregon side, across to touchdown at the west end of Port property.	
<b><u>! Minutes Recordings</u></b>	PC Deo wished to affirm that approved minutes are the final record of a meeting and that after minute approval the tapes of that meeting can be erased. Some sensitive meeting tapes, such as those of bid openings, should be kept. The public may visit the office to listen to a meeting tape prior to approval of those minutes.	
<b><u>PUBLIC COMMENT</u></b>		
<b><u>! DIP</u></b>	<ul style="list-style-type: none"> <li>• Mike Smith presented a preliminary drawing of a proposal for construction of a load out facility at DIP. He reports that the Corps has said that these drawings are more than they require.</li> <li>• Mike inquired if there were any records of core drilling at DIP. There are none to the PC and staffs knowledge.</li> </ul>	
<b><u>! KC Report</u></b>	<ul style="list-style-type: none"> <li>• Tom Seifert reported that KC is ready to help the Port with construction of another building at Bingen Point for occupation by I.C.E.</li> <li>• The Environmental Impact Statement (EIS) for the Dallesport Wastewater Treatment Facility is done and will be put out for public comment. The project is scheduled to go to bid in June.</li> <li>• Tom stated that the Port is strategically located for energy projects at Dallesport. It is important to insure that the Port has access to competitive power in any contract negotiations.</li> </ul>	
<b><u>ADJOURNMENT</u></b>		<i>PC Vinyard moved to adjourn at 5:44; seconded by PC Deo -- motion carried.</i>

Approved on: \_\_\_\_\_  
submitted \_\_\_\_\_  
(Date)

Respectfully

Vickie L. Drew, Administrative Assistant

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Dianne Sherwood, Executive Director

B. Marc Harvey, Chairman