

Agenda for Tuesday, April 16, 2002
Klickitat County Port District
2nd Regular Monthly Meeting
April 16, 2002 - 4:30 P.M. - PORT OFFICE

AGENDA

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

COUNSEL'S REPORT

ADMINISTRATIVE MATTERS

Consent Agenda:

1. Minutes - April 2, 2002
2. Vouchers - April 15, 2002 - Payroll
3. Vouchers - April 16, 2002
4. Check - April 11, 2002 - B. Pt. Project Acct.
5. Check - December 7, 2001 - B. Pt. Project Acct.

Port of The Dalles / Port of Klickitat Meeting Date

EXECUTIVE DIRECTOR'S REPORT

BINGEN POINT:

Dock/Ramp Project Update
Gorge Delights Update
Lakeview Blvd. Project
SBDC Demising Wall
Bridge/Hwy 35 Crossing
Maintenance Agreement - B. Pt.
Building 1D

DALLESPORT INDUSTRIAL PARK:

Infrastructure Project Update

- Geo-tech Report
- Reservoir

WORKSHOP

Bingen Point CC&Rs

MISCELLANEOUS

WPPA Spring Mtg. - May 15-17, Skamania Lodge
Committee Updates

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

ADJOURNMENT

PORT OF KLICKITAT BOARD OF COMMISSIONERS MEETING MINUTES April 16, 2002 WORKSHOP		
<u>TOPIC</u>	DISCUSSION/ASSESSMENT/FINDINGS	ACTION/FOLLOW UP
<u>ATTENDANCE:</u>	Commissioners/Staff Present: Port Commissioners (PCs) Norm Deo, Rodger Ford and S. Wayne Vinyard, Executive Director (Exec.D) Dianne Sherwood and Administrative Assistant (AA) Vickie Drew. PC/Staff Absent: Port Counsel (Counsel) Teunis J. Wyers Guests Present: Mike Smith (Dallesport), Mark Schroeder, Cheryl McMichael & baby William.	
<u>PUBLIC COMMENT</u>	Chair Vinyard opened the public meeting at 4:32. There was no public comment.	
<u>COUNSEL'S REPORT</u>	Counsel's presence was not requested.	
<u>ADMINISTRATIVE MATTERS</u> <u>! Consent Agenda</u>	Items approved: <ul style="list-style-type: none"> • Minutes of April 2, 2002 • Vouchers #17352-17354; \$3,549.32 • Vouchers #17355-17381; \$10,613.06 • Check #165 - \$126,688.02 • Check #155 - \$111,000.00 PC Deo questioned the amount of voucher #17360 for financial consulting. Mr. Fox is exploring various funding options for building 1D, and his services will be utilized up to the budgeted amount. Check #155 was presented for approval, retroactive to December 18, 2001 when it was inadvertently missed. The check transferred KC Grant funds from the Bingen Point Project account into the general fund for investment.	<i>PC Deo moved to approve the Consent Agenda as presented; seconded by PC Ford -- motion carried.</i>
<u>! Port of The Dalles/Port of Klickitat Mtg. Date</u>	Exec.D Sherwood spoke with Scott Mengis from the Port of The Dalles regarding a joint meeting. The Port of The Dalles PC meetings begin at 7:00 p.m. due to PC work schedules. He inquired if the PC would consider a later meeting start time rather than 4:30 or 5:00. The PC recommended not later than 6:00 or 6:30.	
<u>! EXECUTIVE DIRECTOR'S REPORT</u> <u>*BINGEN POINT*</u> <u>! Dock/Ramp Project Update</u>	Exec.D Sherwood reported that she met with Aaron Eder and Al Shuey (Kennedy/Jenks) and Don Betz (Betz Construction) regarding the overrun of rock. Kennedy/Jenks felt the fair thing to do would be to pay the purchase price of the additional rock and not necessarily for the placement of the rock. Mr. Betz will meet with Crestline (sub-contractor) to see what adjustments could be made in the price of the rock over-run. Another meeting will be held with Kennedy/Jenks and Betz Construction to make a final determination.	

<p><u>! Gorge Delights Update</u></p> <p><u>! Port Property Mgmt.</u></p> <p><u>! Building 1D</u></p>	<p>Exec.D Sherwood gave an update on Gorge Delights, stating that Gorge Delights discussed their project before the Port of Hood River's Economic Development District and they also met with a private investment group at the Port of The Dalles. A meeting to discuss the two appraisals and determine a price for the property which was scheduled for yesterday, was rescheduled for Thursday. The Port's appraisal came in at \$170,000 for the 3.02 acres; Gorge Delights' appraisal came in at \$150,000. It is assumed that if a deal is forthcoming, the selling price would be \$160,000. PC Vinyard felt it may be appropriate to set a time limit for a decision from Gorge Delights whether they are committed to a deal with the Port or not. The Port will not spend any money for the infrastructure engineering until we have signed deal. PC Vinyard stated that a limit is needed because the Port could be working with KC for investment into other projects (I.C.E.).</p> <p>The PC feel it is important to establish a value for the land, criteria for the sale of property and identify those parcels to be considered for sale. They also agreed that any parcel may be for sale if the conditions were appropriate.</p> <p>Another option for Building 1D, instead of concrete tilt-up, would be a metal building which would keep the cost down. Exec.D Sherwood spoke with CIDA regarding ways to keep the costs down, reducing the cost from \$2.6MM to around \$2MM. Revenue bond funding would require I.C.E. to sign a 20 year contract, although they estimate that they would outgrow the new building within 10 years. The rental stream only supports about \$1.5MM in improvements. Clarification of tenant improvements may lower the cost. CERB is not considering any funding until possibly July. Revenue bonds are coming in at 5-7% and to issue bonds costs about \$77,000. It may be necessary to approach KC for gap financing, or find other funding sources.</p>	
<p><u>! Lakeview Blvd. Project</u></p>	<p>Exec.D Sherwood discussed the improvements to Lakeview Blvd. Grading is underway in preparation for the trees, and a final breakdown of the cost of the trees was included in the packet. Grading is anticipated to be finalized this week, but planting will be held off until after Community Pride Week is over (April 24-28). The Master Gardener's, Boy Scouts, Underwood Conservation District, NW Service Academy and Community Pride folks may be enlisted to assist in the tree planting. PC Vinyard suggested that the PC plant a few of the trees during the next meeting. Exec.D Sherwood is working to line up an irrigation system for the site. The City of Bingen has waived the \$2,000.00 hook up fee for the irrigation water meter.</p>	
<p><u>! SBDC Demising Wall</u></p>	<p>Exec.D Sherwood reported that the Port's budget includes \$3,000 to construct the demising wall between bays A and B. The lowest bid so far is \$4,390. The project will proceed.</p>	

<p>! <u>Bridge/Hwy 35 Crossing</u></p>	<p>Exec.D Sherwood reported that the existing bridge corridor is now the only one under consideration. Impacts on Bingen Lake and wetlands, the need for a bike path and the needed crossing at Cedar Street made the East corridor much too expensive in their analysis. PC Ford stated that he felt most of the opposition came from the Oregon side due to development plans for the Port area.</p>	
<p>! <u>Maintenance Agreement - B. Pt.</u></p>	<p>Weeding has been done around the buildings at Bingen Point by Richter Landscaping. Bids are being accepted for continued landscape maintenance as \$5,000 was budgeted for maintenance help.</p>	
<p>! <u>Building 1D</u></p>	<p>Discussed during Gorge Delights topic.</p>	
<p>! <u>MALA</u></p>	<p>Exec.D Sherwood met with Ray Verley and Frank Graves of Mt. Adams Loggers' Association. They were not interested in discussing the appraisals that had been done on Parcel #13. They still feel their property is worth \$129,000.00 per acre. MALA is working to clean up the contamination on their property and then will make a proposal to the Corps. If the Corp accepts it, they will then come back to the Port regarding the Port's first right of refusal. Many suggestions of ways for the Port to purchase the property were discussed. MALA suggested the Port could buy their 25 shares at \$35,000 per share over 5 years which equates to \$175,000 per year and a total selling price of \$875,000. Mr. Verley stated that MALA constructed the dike road and they would sell the "right of way" for \$500,000. Exec.D Sherwood will obtain a copy of the easement document from the Auditor's office to clarify MALA's use. Doug Charters has visited the Port twice to discuss the in-lieu site issue. He is concerned that the Corp is taking industrially zoned property from the urban growth area. He will pursue this idea with elected officials. Discussion followed regarding native in-lieu sites.</p>	
<p>*<u>DALLESPORT INDUSTRIAL PARK*</u> ! <u>Infrastructure Project Update</u></p>	<ul style="list-style-type: none"> • Geo-tech Report: Exec.D Sherwood discussed the executive summary portion of the geo-tech report prepared for DIP provided by Kennedy/Jenks. Two of the test sites show wood debris that will have to be removed before future filling and grading can be completed. • Reservoir: The reservoir was drained on Friday for inspection. Unfortunately, Riley Bros. were crushing, consuming vast amounts of water and ran out of water about 1:00 on Friday. The water level was lower than anticipated Friday morning before beginning the draining. The tank was inspected on Saturday and was found to have a few areas of rust, but overall is in very good condition. Refilling began on Sunday and is currently at approximately 34 feet. <p>The final infrastructure engineering by Kennedy/Jenks should be done by May 10. After review and adoption, it would good to have a meeting with the KC BOC to discuss the report.</p>	
<p>! <u>Riley Bros. Operating Boundaries</u></p>	<p>Exec.D Sherwood displayed a revised map of the proposed adjustments to the boundaries of the Riley Bros. 50 acres within the operating agreement. Counsel Wyers will prepare documentation for the amendment to the operator's agreement.</p>	

<p>MISCELLANEOUS <u>! WPPA Spring Mtg. - May 15-17, Skamania Lodge</u></p>	<p>Exec.D Sherwood reported that she will be attending the WPPA Spring meeting which will be held at Skamania Lodge May 15 through 17. The PC will notify the office to be registered for the conference if they are able to attend.</p>	
<p><u>! Committee Updates</u></p>	<p><u>Teleconsortium</u>: Exec.D Sherwood attended the Teleconsortium meeting which was well attended. A T-1 line was set up for a demo which she found very interesting. Sprint will have ISDN and DSL available in Bingen and White Salmon in August. The Port now has 24 additional phone lines available at Bingen Point. She felt there was no reason not to sign the Teleconsortium resolution which was discussed at the previous meeting. The resolution was desired so that this area recognizes the Teleconsortium Group as <u>the</u> entity that addresses telecommunication concerns.</p> <p><u>Airport Board</u>: PC Deo was not able to attend the airport meeting on Friday, April 5. Jim Riley was also unable to attend. PC Ford attended and reported that there was a lot of discussion regarding the management decisions and how to proceed. Also discussed were new hangars and the golf course issue. PC Deo did get a report that Dan Hunt, one of the more informed, pro-active members of the board had resigned.</p> <p><u>MCEDD</u>: PC Ford reported that he will attend the MCEDD meeting tomorrow night.</p> <p><u>KC PEDA</u>: PC Vinyard had no report.</p>	
<p>WORKSHOP <u>Bingen Point CC&Rs</u></p>	<p>Exec.D Sherwood explained that the document included in the packet is the first sections of the CC&Rs that have been reviewed and revised by Lans Stout of CIDA. She asked for any comments or concerns the PC had regarding these sections. PC Deo pointed out a few areas he was concerned about including proposed grading/utility elevations and parking area layout. PC Ford asked if the Port's current parking lots fit the revised criteria. Exec.D Sherwood stated that she was sure they do, but would check with CIDA to make sure. PC Deo questioned if the 60% coverage standard was an industry standard. Exec.D Sherwood will clarify this issue also. A later section "Variance" does provide for a process for the PC to allow a building with a higher percentage of lot coverage, if needed.</p> <p>Editor's Note: [Mark Schroeder arrived to discuss the crane at DIP. The PC introduced themselves. Mr. Schroeder and guests will stay to discuss the crane after the CC&R discussion.]</p> <p>Exec.D Sherwood will compare the blueline document to the revision to see if anything was omitted that shouldn't have been. PC Deo would like to have the document adopted as soon as possible. A final document may be available at the next meeting. After her review, Exec.D Sherwood will email the final document to the PC so they can review it prior to the next meeting. CIDA may be asked to review the adopted Landscape Master Plan.</p>	

<p><u>! DIP Crane: Mark Schroeder</u></p>	<p>Mr. Schroeder is interested in obtaining the crane at DIP. He proposes to place rails and roll it to the edge of the log yard, out of Weyerhaeuser's way, and work on dismantling it. PC Deo stated that the Port is open to all options as to removal of the crane, but have concerns regarding the liability issue. Mr. Schroeder inquired about the possibility of splitting the cost of the \$4,100 insurance policy. PC Deo inquired what the time frame would be to take it down. Mr. Schroeder stated that during Weyerhaeuser's slow time would be the best time to do the work. Roger (Dallesport Log Yard) stated to Mr. Schroeder that they would move the logs out of the way to facilitate moving the crane. The PC prefer a 90 day time</p>	
<p><u>! DIP Crane: Mark Schroeder, cont.</u></p>	<p>frame from start to finish. PC Vinyard suggested consulting Weyerhaeuser regarding the best time for this work to be done so as not to interfere with their operations. Exec.D Sherwood will contact Mr. Schroeder after talking with Weyerhaeuser.</p>	<p><i>Exec.D Sherwood will contact Weyerhaeuser.</i></p>
<p><u>PUBLIC COMMENT</u></p>	<p>There was no public comment.</p>	
<p><u>ADJOURNMENT</u></p>		<p><i>PC Deo moved to adjourn at 6:41; seconded by PC Ford - motion carried.</i></p>

Approved on: _____
 submitted _____
 (Date)

Respectfully

Vickie L. Drew, Administrative Assistant

 Dianne Sherwood, Executive Director

S. Wayne Vinyard, Chairman