

Agenda for Tuesday, September 17, 2002
Klickitat County Port District
2nd Regular Monthly Meeting
WORKSHOP
September 17, 2002 - 4:30 P.M. - PORT OFFICE

AGENDA

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

ADMINISTRATIVE MATTERS

Consent Agenda:
September 3, 2002 Minutes
Vouchers
Financial Report - August

EXECUTIVE DIRECTOR'S REPORT

WORKSHOP

Bingen Point CC&Rs

MISCELLANEOUS

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

ADJOURNMENT

PORT OF KLICKITAT BOARD OF COMMISSIONERS MEETING MINUTES September 17, 2002 WORK SHOP		
<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), Matt Riley (Riley Bros. Concrete)	
<u>PUBLIC COMMENT</u>	Chair Vinyard opened the public meeting at 4:39. 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 September 3, 2002 • Vouchers #17657-17659; \$3,472.08 • Vouchers #17660-17672; \$28,568.66 • Checks #174 & 175; \$26,657.73 • Wire Transfer-'94 Bond Payment; \$37,045.00 	<i>PC Ford moved to approve the Consent Agenda as presented; seconded by PC Deo -- motion carried.</i>
<u>! Financial Report - August</u>	AA Drew discussed the cash balances memo, noting liquid funds of \$398,646.35. She then discussed the financial statement ending August 31. The balance sheet shows the deficit cash receipts over expenditures at (\$146,427.81). She discussed revenue and expense account percentages (actual vs. budget) against the target of 67%. The income statement percentages are now based on the revised budget figures. Marine Terminal revenues are at 68% of budget, Sale of Water revenues are at 99%, and Property Rental revenues are at 79%. Total revenues are at 16% pending issuance of bonds and receipt of grants. Water System Expenditures are at 75% and Property Rentals Maintenance is at 62%. Port Counsel Expense is at 45% and Office Expense-Supplies is at 65%. Total expenditures are at 20% overall leaving a net loss of \$146,427.81 due to expenditure in this year of grant funds received last year.	
<u>! EXECUTIVE DIRECTOR'S REPORT</u> <u>! Governor's Conference</u>	Exec.D Sherwood reported that the Governor's Conference was attended by well over 400 people. She felt it was a great networking opportunity and she came away with a lot of good information. She thanked the PC for the opportunity to attend.	

<p><u>! MCEEDD Intergovernmental Agreement</u></p>	<p>Exec.D Sherwood discussed the Intergovernmental Agreement which outlines MCEEDD's agreement to provide certain administrative services to the Columbia Gorge Economic Development Association (CGEDA). As a member of CGEDA, the Port is requested to sign the document. As POK has our CGEDA dues this year, she asked for PC authorization to sign the agreement so MCEEDD can expend funds on our behalf.</p>	<p><i>PC Deo moved to approve signature of the Intergovernmental Agreement; seconded by PC Ford – motion carried.</i></p>
<p><u>! Hwy 14/B. Pt. Fill Project</u></p>	<p>Exec.D Sherwood discussed the Planning Commission meeting regarding the Port's application for a permit to accept Hwy 14 fill to help complete the wetland delineation berm and fill Parcels #1-5 along Lakeview Blvd. Carl Dugger from the WA Dept. of Fish & Wildlife (F&W) sent a comment letter stating that discharging storm water into Bingen Lake would not be appropriate and would have to be discharged into the Columbia. After discussion with Mr. Dugger, it was determined that he had mistakenly assumed that the Port was trying to develop that area. He will write a letter clarifying that his long-term concerns were not appropriate to this particular permit. Cathy Reed (DOE) visited Bingen Lake with Brian Frampton (KC Planning) last week. Ms. Reed may recommend that the lake should be re-delineated. Due to past flooding and the lack of pumps and electricity to keep the lake at historical levels, the lake had expanded beyond its normal boundaries for a period of 2-3 years. Exec.D Sherwood discussed the matter with KC Planning and DOE, and stated that the PC would not agree to a re-delineation due to those extenuating circumstances. Exec.D Sherwood asked the PC what direction they would like to take with this issue; re-delineate the lake or pass on the Hwy 14 fill at this time. Discussion followed regarding delineation of the wetland. The KC Planning Dept. has approved the application and next Monday Exec.D Sherwood will appear before the KC BOC to get their approval. It was determined that the Port could accept the fill and stockpile it in an area outside the area of concern. Exec.D Sherwood will continue to monitor the situation for any developments.</p>	
<p><u>! Hwy 35 Columbia River Crossing</u></p>	<p>Exec.D Sherwood reported that the Hwy 35 Columbia River Crossing Feasibility Study will move forward to Tier III. PC Ford stated that the next meeting of the Bridge/Hwy 35 committee will be November 7. They are proposing to bring the steering committees and the local advisory committees together for Tier III and beyond.</p>	
<p><u>! WRIA</u></p>	<p>Mike Smith attended the last WRIA meeting which was September 3. He will ask that the minutes of the meeting be e-mailed to the Port.</p>	

<p><u>WORKSHOP: Bingen Point CC&Rs</u></p>	<p>Discussion of the CC&Rs began with Section D, Signs. Exec.D Sherwood was concerned about the size limit for directional signs. Rather than having a limit, she suggested stating that "size, quantity and location at Port discretion". A question arose regarding the maximum noise level at the property line of 80 dBh. Exec.D Sherwood will inquire with KC Planning and Port engineers regarding an appropriate maximum. Exec.D Sherwood will contact CIDA regarding the re-platting question in Part IV-Future Planning. Enforcement sections 3c and 3d were modified to reflect the "highest interest rate allowed by law" rather than "15% or the highest rate allowed by law". Exec.D Sherwood made copies of the sunset clause for the PCs to include with their copy of the CC&Rs. Discussion followed regarding the sunset clause and the percent of Port ownership required to nullify the clause. Exec.D Sherwood will investigate the issues brought to light and incorporate any and all changes into a final draft document to be presented for final review.</p>	
<p><u>MISCELLANEOUS ! Committee Updates</u></p>	<p><u>AIRPORT:</u> PC Deo reported that he attended an airport meeting Friday, Sept. 6. A final joint agreement has been signed by the City of The Dalles and will be presented to the KC BOC for signature on Monday. PC Deo is concerned about some of the language in the document and will outline his concerns in a letter to the KC BOC. Exec.D Sherwood will review the joint agreement and comment to PC Deo.</p> <p><u>MCEDD:</u> PC Ford reported that a MCEDD meeting is scheduled for tomorrow night, Sept. 18.</p> <p><u>BRIDGE/HWY 35:</u> PC Ford's next meeting is scheduled for November 7.</p> <p><u>KC PEDA:</u> PC Vinyard's next meeting will be Sept. 25.</p>	
<p><u>! PC Vinyard</u></p>	<p><u>Air Shed:</u> PC Vinyard reported that the Federal EPA has a proposal published in the Federal register that proposes to give all the 29 tribes in the northwest authority for air shed regulation, permitting, fines and enforcement on their reservations plus a 60 mile radius outside of the reservation boundary. PC Vinyard was made aware of this issue by word of mouth the Friday before the only public meeting in the tri-state area which was held in Toppenish on Tuesday, Sept. 10. Exec.D Sherwood, PC Vinyard and KC have submitted comment letters regarding the issue.</p> <p><u>Tribal Fishery:</u> PC Vinyard discussed an issue regarding the tribal in-lieu site. A friend of his works for American-Canadian Seafood, a company that is buying fish from the tribe, including Steelhead and Tules. There is apparently no other market for these fish other than this company. The company has two or three non-native employees that are there to manage the site, but all other employees are native. The Bureau of Indian Affairs (BIA) says they are in violation and threatened to arrest the workers. Columbia River Inter-tribal Fisheries Enforcement officer's are on site now to protect the workers from the BIA. PC Vinyard was approached by his friend regarding the possibility of conducting this operation at the Port's marina. He told him that it would not be an acceptable operation on Port property.</p>	
<p><u>PUBLIC COMMENT</u></p>	<p>There was no public.</p>	

<u>ADJOURNMENT</u>		<i>PC Ford moved to adjourn at 7:10; seconded by PC Deo - motion carried.</i>
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Approved on: _____
submitted _____
(Date)

Respectfully

Vickie L. Drew, Administrative Assistant

Dianne Sherwood, Executive Director

S. Wayne Vinyard, Chairman