

Agenda for Tuesday, August 17, 2004  
Klickitat County Port District  
2nd Regular Monthly Meeting  
August 17, 2004 - 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:

August 3, 2004 Minutes

Vouchers

Public Hearing - 2004 Revised Budget

EXECUTIVE DIRECTOR'S REPORT

BINGEN POINT:

I.C.E. Lease Amendment #2

DALLESPORT INDUSTRIAL PARK:

Well #2

Diesel Tank Double Containment - DOH Requirement

Water System Plan - Taylor Engineering

Ross Island Sand & Gravel KC Permit Modification

MISCELLANEOUS

Committee Updates

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

ADJOURNMENT

<b>PORT OF KLICKITAT BOARD OF COMMISSIONERS MEETING MINUTES August 17, 2004 REGULAR SESSION</b>		
<u>TOPIC</u>	DISCUSSION/ASSESSMENT/FINDINGS	ACTION/FOLLOW UP
<b><u>ATTENDANCE:</u></b>	<p><b>Commissioners/Staff Present:</b> Port Commissioners (PCs) Norm Deo, Rodger Ford and S. Wayne Vinyard, Port Counsel (Counsel) Teunis J. Wyers, Executive Director (Exec.D) Dianne Sherwood and Administrative Assistant/Auditor (AAA) Vickie Drew.</p> <p><b>PC/Staff Absent:</b></p> <p><b>Guests Present:</b> Matt Riley (Rapid Readymix), Steve Tessmer (Gorge Assoc.)</p>	
<b><u>PUBLIC COMMENT</u></b>	<p>Chair Ford opened the public meeting at 4:30 p.m. There was no public comment. PC Deo requested an Executive Session regarding Real Estate.</p>	
<b><u>EXECUTIVE SESSION: Real Estate</u></b>	<p>The Executive Session opened at 4:31. <b>Those present: PCs Deo, Ford and Vinyard, Counsel Wyers, Exec.D Sherwood, AAA Drew and Steve Tessmer.</b> The Executive Session adjourned at 5:04</p>	
<b><u>! COUNSEL'S REPORT</u></b>	<p>Counsel reported that there is an issue with the warranty deed for the Dallesport Foundry contract payoff. The deed was conveyed to Impact Alloys as Counsel was not aware of PC consent in writing or otherwise to the assignment between Impact Alloys and Dallesport Foundry. It was discovered that an assignment of contract was recorded in 1997 when Jim Reinhardt was Port Counsel. A correction deed will be prepared by Counsel.</p> <p><b>Ross Island Sand &amp; Gravel (RISG):</b> A hearing was held before the KC Board of Commissioners (KC BOC) on August 10 regarding an amendment to RISG's conditional use permit of the Dennis' pit at Dallesport. The port did not receive prior notice of the hearing and only learned of it just a half -hour before the meeting. The amendment was sought to remove the requirement for paved roads on adjacent property; and it was granted. Exec.D Sherwood spoke with Don Struck and Ray Thayer who stated that they (the KC BOC) did not have any right to dictate what happened on port roads; that would be between the port and RISG. A copy of the findings was faxed to the port.</p> <p>PC Deo inquired regarding Counsel's investigation of the Mt. Adams Loggers' Association easement agreement. At issue is whether there would be a problem with their "easement over port roads" if at some time the port developed roads according to the Master Plan and their customary access road was relocated. Counsel responded that the easement language should be rewritten, as there was no legal description specifying which road in the easement.</p>	

<p><b><u>ADMINISTRATIVE MATTERS</u></b>  <b><u>! Consent Agenda</u></b></p>	<p>Items approved: • Minutes of August 3, 2004          • Vouchers #19204-19219; \$5,369.00          • Vouchers #19220-19222; \$3,431.27          • Check #194; \$49,297.23          PC Ford noted a correction to his committee report. "Waterfowl" should be replaced with "water front".</p>	<p><i>PC Deo moved to approve the Consent Agenda as with the noted correction; seconded by PC Vinyard -- motion carried.</i></p>
<p><b><u>! PUBLIC HEARING - 2004 Revised Budget</u></b></p>	<p>Chair Ford opened the public hearing. There was no public comment.</p>	<p><i>PC Deo moved to approve Resolution 2-2004 adopting the 2004 Revised Budget; seconded by PC Vinyard – motion carried.</i></p>
<p><b><u>EXECUTIVE DIRECTOR'S REPORT</u></b>  <b><u>*Bingen Point*</u></b>  <b><u>! I.C.E. Lease Amendment #2</u></b></p>	<p>Exec.D Sherwood reported that Amendment #2 has been signed for lease of Bay D in Building 1A to Innovative Composites Engineering (ICE) on a month-to-month agreement. They are working on getting 480 volt power and their computer network and telecommunication systems installed. There are conduits between the two buildings, but the installation would require more 90 degree turns than are allowed by the electrical code. Another option would be to saw cut the new pavement in a direct line. Exec.D Sherwood will have them consult PC Deo as he may have a simpler solution prior to proceeding. If cutting asphalt, control density fill will prevent shrinkage.</p>	
<p><b><u>! Building 1D</u></b></p>	<p><u>Window:</u> It was reported Friday that one of the windows in Building 1D cracked. Anderson Glass was on site to investigate and measure the window. It is unknown what caused the window to crack. It should be replaced this week.  <u>Exhaust:</u> The exhaust capability in the systems check bay is not sufficient to move the exhaust from the room when engines are being tested. The estimate from Paraclete to install a larger system is approximately \$6,300.00. Exec.D Sherwood asked if the PC were in favor of spending Building 1D construction funds to upgrade the system. The cost would be added to Insitu's rent. <b>PC consensus to upgrade the system providing they guarantee they will utilize the space for testing.</b></p>	
<p><b><u>*Dallesport Industrial Park* (DIP)</u></b>  <b><u>! Well #2</u></b></p>	<p>Exec.D Sherwood reported that the new pump is up and running. However, when the switch was thrown, the wires on a nearby PUD transformer blew off and started a fire. The fire was contained and the PUD was contacted. The PUD crew reported that the wires were undersized and all burnt and that this had been occurring over a long period of time. M-K Drilling will perform a flow test after the reservoir has been drawn down by at least 6,000 to 10,000 gallons.</p>	
<p><b><u>! Diesel Tank Double Containment - DOH Requirement</u></b></p>	<p>Exec.D Sherwood reported that she met with John Howells of Mascot Equipment regarding double-wall tanks offered by his company. He submitted a quote of \$2,709.00 for a 550 gallon tank and installation. A 300 gallon tank would be \$1,000 less. Fuel consumption will be the determining factor regarding the size of tank purchased, so Exec.D Sherwood will discuss the issue with Jerry Branton (Tennessee Engineering). The size was probably computed based on hours of anticipated use should there be a fire and no electricity. She will contact other vendors for quotes as well.</p>	

<p><b><u>! Water System Plan - Taylor Engineering</u></b></p>	<p>A copy of the water system plan was included in the packet. Exec.D Sherwood displayed a map of the proposed phases. As a cost estimate was not included with the plan, she has requested that information from Taylor Engineering.</p>	
<p><b><u>MISCELLANEOUS</u></b>  <b><u>! WPPA Planning From The Port Perspective</u></b></p>	<p>Exec.D Sherwood asked if any of the PC were interested in attending the WPPA "Planning From The Port Perspective" seminar Sept. 23 &amp; 24. PC Ford thought it would be worthwhile for someone to attend. The PC will check their schedules. Exec.D Sherwood will plan to attend.</p>	
<p><b><u>! Airshed</u></b></p>	<p>Exec.D Sherwood dispensed an article about the air shed by Kathy Durbin.</p>	
<p><b><u>! Bridge / Doc Hastings</u></b></p>	<p>Exec.D Sherwood reported that she met with Don Struck, Bryan Prigel, Doc Hastings and some of his aides last Thursday regarding the Hood River Bridge and his support of the transportation bill, which includes \$800,000 for the bridge project.</p>	
<p><b><u>! Committee Updates</u></b></p>	<p><u>AIRPORT</u>: PC Deo had no report.  <u>MCEDD</u>: PC Ford's meeting on August 18 has been canceled.  <u>BRIDGE/HWY 35</u>: PC Ford had no report.  <u>KC EDA</u>: PC Vinyard had no report.</p>	
<p><b><u>PUBLIC COMMENT</u></b></p>	<p>There was no public comment.</p>	
<p><b><u>ADJOURNMENT</u></b></p>		<p><i>PC Vinyard moved to adjourn at 6:12; seconded by PC Deo – motion carried.</i></p>

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

Respectfully

Vickie L. Drew, Administrative Assistant

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 Dianne Sherwood, Executive Director

\_\_\_\_\_  
 Rodger Ford, Chairman