

Agenda for Tuesday, May 17, 2005
Klickitat County Port District
2nd Regular Monthly Meeting
May 17, 2005 - 4:30 P.M. - PORT OFFICE

AGENDA

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

COUNSEL'S REPORT

Legislation / Use of Public Resources

ADMINISTRATIVE MATTERS

Consent Agenda:

May 3, 2005 Minutes

Vouchers

Open Filing Period for Candidacy - Port Comm.

Change June Meetings - 1 meeting, June 14

EXECUTIVE DIRECTOR'S REPORT

BINGEN POINT:

DALLESPORT INDUSTRIAL PARK:

MISCELLANEOUS

Joint Mtg - KC BOC/PC - June 2, 4:00 p.m.

WPPA Finance & Administration Seminar, Jun 22-24, Seattle

Committee Updates

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

ADJOURNMENT

PORT OF KCLICKITAT BOARD OF COMMISSIONERS MEETING MINUTES May 17, 2005 REGULAR SESSION		
TOPIC	DISCUSSION/ASSESSMENT/FINDINGS	ACTION/FOLLOW UP
<u>ATTENDANCE:</u>	Commissioners/Staff Present: Port Commissioners (PCs), Norm Deo, Rodger Ford & Wayne Vinyard; Executive Director (Exec.D) Dianne Sherwood and Administrative Assistant/Auditor (AAA) Vickie Drew. PC/Staff Absent: Port Counsel (Counsel) Teunis J. Wyers Guests Present: Wayne Wooster (KC Econ. Dev.); Ian Burns (Snowden); Todd DeWitt (Hood River); Matt Riley (Rapid Readymix).	
<u>PUBLIC COMMENT</u>	Chair Vinyard opened the public meeting at 4:33. Ian Burns introduced himself and Todd DeWitt, two developers interested in the MALA property. If they were to acquire the property, they would like to work with the port in developing the property. They see huge potential here in mixed-use development. They made an offer of \$955,000 and then upped it to \$1.2MM. Exec.D Sherwood will be meeting with Ian, Todd and the Aspen Group tomorrow.	
<u>! COUNSEL'S REPORT</u>	Counsel's presence not required. Exec.D Sherwood discussed the information provided regarding new public disclosure legislation.	
<u>ADMINISTRATIVE MATTERS</u> <u>! Consent Agenda</u>	Items approved: <ul style="list-style-type: none"> • Minutes of May 3, 2005 • Vouchers #19762-19764; \$3,542.37 • Vouchers #19765-19777; \$5,502.34 • Wire Transfer-Bank of New York -`03 LTGO Bond Interest 	<i>Motion Deo/Ford to approve the Consent Agenda as presented. Motion carried.</i>
<u>! Open Filing Period for Candidacy - Port Comm.</u>	Exec.D Sherwood noted that the open filing period for candidacy is July 25 through July 29. Discussion followed.	
<u>! Change June Meetings</u>	Due to the June 2 joint meeting and AAA Drew's WPPA meeting attendance (if approved), it was suggested that the June meetings be changed to one meeting on June 14. PC consensus to change the June meeting schedule.	<i>AAA Drew will notify the public and send a reminder of the meeting to the PCs.</i>
<u>EXECUTIVE DIRECTOR'S REPORT</u> *Bingen Point* <u>! Bldg 1E-SOQ Deadline</u>	Exec.D Sherwood reported that she will be going to Seattle on Thursday to present the CERB application. Frank See, Mountain Home Biological and Shri Iyengar, Insitu will give brief presentations in support of the application.	

<p>! <u>BMX Track</u></p>	<p>Exec.D Sherwood met with Laura Melkonian who is interested in creating a BMX track on port property. She explained that the proposal does not fit with the port's mission and vision of economic development. She offered to serve on a committee to form a Park & Recreation District. PC Vinyard was not in favor of pursuing the proposal, stating liability, recreational use of developable lands and the difficulty of ending the activity when a better use of the property comes along. PCs Ford and Deo concurred. Exec.D Sherwood stated that there is a state law that would relieve the port of liability for a person injured participating in a recreational activity on port prop. PC consensus not to pursue the proposal.</p>	
<p>*<u>Dallesport Industrial Park* (DIP)</u> ! <u>Salt Cakes</u></p>	<p>Exec.D Sherwood discussed the draft letter as reviewed by Ted Wall of Maul Foster Alongi regarding the monitoring wells proposed by the Dept. of Ecology (DOE). Also included was a letter from DOE to Jim Riley asking permission to cross his property and a letter from BPA to DOE granting permission to cross the BPA right of way. Discussion followed. PC consensus approving the letter.</p>	
<p>! <u>Sheep Grazing</u></p>	<p>The sheep should be grazing at Dallesport this week to control noxious weeds. They were not able to get there last week due to lambing difficulties.</p>	
<p>! <u>Pro-Beef Letter</u></p>	<p>Exec.D Sherwood discussed her draft letter clarifying options regarding lease/purchase of the port's property. The DIP Conditions, Covenants & Restrictions (CC&Rs) will be included with the letter. PC consensus approving the letter. Discussion followed.</p>	
<p>! <u>Crane</u></p>	<p>The crane should be completely gone by this Thursday.</p>	
<p><u>MISCELLANEOUS</u> ! <u>Joint Mtg - KC BOC/PC</u> <u>- June 2</u></p>	<p>PC Vinyard suggested that there be a list of topics for discussion at the joint meeting with the KC Board of Commissioners (KC BOC). Marketing and DIP CC&Rs development were suggested.</p>	<p><i>Exec.D Sherwood will prepare an agenda.</i></p>
<p>! <u>WPPA Finance & Administration Seminar, Seattle, Jun 22-24</u></p>	<p>Exec.D Sherwood recommended that AAA Drew attend the WPPA Finance meeting. PC consensus for AAA Drew to attend.</p>	
<p>! <u>WPPA Port Director's Only Seminar, Alderbrook, Jul 14-15</u></p>	<p>Exec.D Sherwood asked for PC approval to attend the meeting. PC consensus for her to attend.</p>	
<p>! <u>Committee Updates</u></p>	<p><u>AIRPORT</u>: PC Deo's next meeting will be this Friday. <u>MCEDD</u>: PC Ford will be attending the WPPA Spring Meeting in Chelan this week. <u>KC EDA</u>: PC Vinyard attended a Lyle Community Council appreciation dinner for the Economic Development Association Board (EDA) and KC BOC on May 11. It was a very nice event where the community shared their appreciation for the community project funding assistance provided by KC.</p>	

<u>PUBLIC COMMENT</u>	Ian Burns reiterated that they want to put together a mixed use development. They are considering mixed use condos; two possibly three stories with shopping on the bottom and living on top on the MALA property. Industrial/commercial/residential is the way to go here; a proper blend is key. They would build-out <u>and</u> bring in the client for any property the port would wish to develop.	
<u>ADJOURNMENT</u>		<i>Motion Ford/Deo to adjourn at 5:35. Motion carried.</i>

Approved on: _____
submitted _____
(Date)

Respectfully

Vickie L. Drew, Administrative Assistant

Dianne Sherwood, Executive Director

S. Wayne Vinyard, Chairman