

Agenda for Tuesday, June 14, 2005
Klickitat County Port District
1st Regular Monthly Meeting - June 14, 2005 - 3:30 P.M. - PORT OFFICE

AGENDA

EXECUTIVE SESSION - Potential Litigation - (1 hour)

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

COUNSEL'S REPORT

ADMINISTRATIVE MATTERS

Consent Agenda:

May 17, 2005 Minutes

June 2, 2005 Minutes

Vouchers

Open Filing Period for Candidacy - Port Comm.

PERS Rate Increase

Port of Klickitat History

EXECUTIVE DIRECTOR'S REPORT

BINGEN POINT:

Fireworks

SR-35 Columbia River Crossing Letter of Support

MALA Property - Right of First Refusal

Gorge Harbor Marina Project

DALLESPORT INDUSTRIAL PARK:

Pro-Beef Tour and Dallesport Comm. Council Presentation

JARPA Application - Dolphins

MISCELLANEOUS

Committee Updates

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

ADJOURNMENT

PORT OF KLICKITAT BOARD OF COMMISSIONERS MEETING MINUTES June 14, 2005 REGULAR SESSION		
TOPIC	DISCUSSION/ASSESSMENT/FINDINGS	ACTION/FOLLOW UP
<u>ATTENDANCE:</u>	<p>Commissioners/Staff Present: Port Commissioners (PCs), Norm Deo, Rodger Ford & Wayne Vinyard; Port Counsel (Counsel) Teunis J. Wyers; Executive Director (Exec.D) Dianne Sherwood and Administrative Assistant/Auditor (AAA) Vickie Drew.</p> <p>PC/Staff Absent:</p> <p>Guests Present: Byron Hanke (Port Consultant); Brad Roberts (Bingen); Steve Tessmer (GHM); Matt Riley (Rapid Readymix); Ian Burns (Snowden); Todd DeWitt (White Salmon); Lynne Kadlec (Dallesport); Pat Williams (Dallesport) & Don McDermott (Murdock).</p>	
<u>EXECUTIVE SESSION - Potential Litigation</u>	<p>Chair Vinyard opened the Executive Session at 3:35. Those present: PCs Deo, Ford & Vinyard; Counsel Wyers; Exec.D Sherwood; AAA Drew and Byron Hanke.</p>	<i>Motion Deo/Ford to adjourn the Executive Session at 4:27. Motion carried.</i>
<u>PUBLIC COMMENT</u>	<p>Chair Vinyard opened the public meeting at 4:33.</p> <p><u>Ian Burns</u> stated that he came to plead his case for developing the port's 52 acres and the MALA property if the port were to choose to exercise it's right of first refusal. He presented a packet of information and a brief proposal for the PC's consideration.</p> <p><u>Lynne Kadlec</u> stated that she is interested in what the port is thinking regarding the Pro-Beef project and has concerns about the proposed pay scale. According to the WA state welfare site, a married couple with one child making \$9.00/hr is eligible for 7 public assistance programs. She is concerned that a for-profit company would come into the port and be subsidized by local tax payers; probably with their employees medical and housing costs.</p> <p><u>Pat Williams</u> stated that she spoke with almost everybody attending the informational meeting and 90% of them were against the project. She was concerned that all the questions had to be written down and controversial questions were tossed aside. She was also concerned about the quantity of water that will be used each day. She suggested speaking with the mayor of Madras, OR where this project was previously denied. She does not want to see Dallesport become the garbage pit of Klickitat County.</p> <p><u>Exec.D Sherwood</u> stated that KC is funding a pass-thru to the Port for \$12,005 of preliminary engineering. If the Pro Beef project is approved, the company, KC or grants will need to pay for infrastructure improvements.</p> <p><u>PC Vinyard</u> stated that this project is in the proposal stage; the PC are listening, but no decision has been made.</p>	

! COUNSEL'S REPORT	Counsel reported that he has completed a month-to-month agreement with Insitu for the 1/4 acre lot.	
ADMINISTRATIVE MATTERS ! Consent Agenda	Items approved: • Minutes of May 17, 2005 • Vouchers #19804-19826; \$7,847.53 • Vouchers #19827-19829; \$3,640.66	<i>Motion Ford/Deo to approve the Consent Agenda as presented. Motion carried.</i>
! Open Filing Period for Candidacy - Port Comm.	Exec.D Sherwood noted that the open filing period for candidacy is July 25 through July 29. Discussion followed.	
! PERS Rate Increase	AAA Drew discussed the information regarding the PERS rate increase effective July 1. The employer contribution rate will increase 1.06% and the employee contribution rate will increase 1.07%.	
! Port of Klickitat History	Exec.D Sherwood discussed the Port of Klickitat history prepared by George Domijan. It covers the first 25 years; 1945 to 1969. She would like to budget money in the future to have the history completed to present time. The PC found it very interesting.	
EXECUTIVE DIRECTOR'S REPORT *Bingen Point* ! Fireworks	Exec.D Sherwood reported that she attended a meeting last Thursday with the cities, fire department and sheriff's office to discuss fireworks at Bingen Point. Due to the port's ban on fireworks, she asked for a motion to approve fireworks at Bingen Point. PC Vinyard was in favor as long as the cities and the fire department are involved and concur that it will be a safe event and the property is cleaned up afterwards.	<i>Motion Vinyard/Ford to suspend, on July 4, 2005, the port's ban on fireworks to allow the community fireworks event on port property at Bingen Point. Motion carried.</i>
! SR-35 Columbia River Crossing Letter of Support	Exec.D Sherwood discussed the letter from Mayor Prigel asking for a letter of support for a new bridge and an increase in the bridge toll which would be dedicated to matching funds for the replacement bridge. If the bridge construction were ever to go forward, a match would have to be provided. PC Ford recalled that the proposed increase that the PC discussed at a previous meeting was \$.25, not \$.25 to \$1.00 as stated in the sample resolution. Counsel stated that the resolution could certainly be better worded. Staff will present a resolution in support of the toll increase with a \$0.50 maximum.	<i>Exec.D Sherwood will draft a resolution in support of an increase in bridge toll of \$0.50 maximum dedicated to a fund for replacement of the HR Bridge.</i>
! MALA Property - Right of First Refusal	Exec.D Sherwood reported that she has received a copy of a signed offer between Brad Roberts and the Mount Adams Loggers' Assoc. (MALA). The port now has 60 days to determine if it will exercise it's right of first refusal. Counsel requested an executive session regarding real estate negotiations to discuss this matter. It was determined that an executive session will be held at the end of this meeting.	

<p><u>! Gorge Harbor Marina Project</u></p>	<p>Exec.D Sherwood stated that, after considerable due diligence and consultation with port consultants, she recommended that the port not proceed with the Gorge Harbor Marina project at this time. Steve Tessmer asked if the PC would sign over the port's right to the JARPA and HPA permits for the investment he has made in the project. PC Deo felt the project has just not come together in eight years and there needs to be an end to it. Exec.D Sherwood stated that it comes down to the huge risk that such a small port would have to take on. PC Vinyard concurred that the risk was just too great. We have neither the staff or the money, and to manage such a facility without an income pool is too great a risk. PC Ford, who was a member of the advisory committee in the beginning, stated that the project is not the same as it was 8 years ago. He also</p>	<p><i>Motion Deo/Ford not to proceed with consideration of the Gorge Harbor Marina Project. Motion carried.</i></p>
<p><u>! Gorge Harbor Marina Project</u></p>	<p>felt that the risk was too great. He felt that the permit needs to stay with the port for a marina. Exec.D Sherwood felt it was important to say that if the port chose to use the permit, it would be used for very small phases of a marina development, perhaps starting with a transient dock, building on the investment the port had made on the double-lane boat ramp. Byron Hanke stated that there was simply not enough positive input to recommend that the PC move forward with the project. PC Vinyard stated that this was not an easy decision for anyone. Counsel Wyers stated that due diligence revealed that no other Washington port thought this was a good risk to take. Building buildings works for us - we're going to keep doing what is working.</p>	
<p><u>! SOQ Arch/Eng - Bldg 1E</u></p>	<p>Exec.D Sherwood and PC Deo reviewed the Statements of Qualifications for architect/engineer for the Building 1E project. PC Deo reported that he and Exec.D Sherwood concluded that DSP Architecture was the best choice. They recommended that the PC enter into a personal services contract with DSP Architecture and negotiate a price for design and development of Building 1E.</p>	<p><i>Motion Ford/Vinyard to enter into a personal services contract with DSP Architecture and negotiate a price for design and development of Building 1E. Motion carried.</i></p>
<p><u>*Dallesport Industrial Park* (DIP)</u> <u>! Pro-Beef Tour and Dallesport Comm. Council Presentation</u></p>	<p>Exec.D Sherwood reported that she and PC Ford attended a site tour and presentation for the Western Meat Processors Inc. (previously referred to Pro-Beef) project. There was considerable turn-out for the meeting. The Dallesport community is very concerned about the project and a considerable percentage appeared to be against the project. There is concern regarding the considerable amount of water to be used by the project and what impact it would have on potential future uses, and on the aquifer which may or may not affect the residential communities' water sources. Exec.D Sherwood presented a map that shows the property being considered and proposed road changes that RL Freeborn suggested to Tenneson. Discussion followed. PC Vinyard stated that this is not the traditional slaughterhouse; this is new technology and it is important to keep an open mind. Don McDermott stated his concern that KC should do considerable due diligence to determine that this is a financially viable enterprise. Discussion followed.</p>	
<p><u>! JARPA Application - Dolphins</u></p>	<p>Exec.D Sherwood reported that a JARPA application has been e-mailed to Mike Smith for completion. The PCs concur that they want to accept Mike's assistance to prepare the application for a permit to place dolphins at DIP.</p>	

<p><u>! Saltcakes</u></p>	<p>Exec.D Sherwood discussed the continuing saga of the saltcakes. DOE wants to drill monitoring wells to determine if there is any leaching of constituents into the ground water. An XRF test was performed; cadmium was the only metal found, which was determined to be coming from the topsoil used to cover the site. Due to the favorable XRF test, it was quite a shock to receive an e-mail with an extensive list of constituents that they would test for, without port input. If not in place by the end of the biennium, DOE won't have money to hire a contractor, so the Port may have to come up with money to pay for the monitoring wells.</p>	
<p><u>MISCELLANEOUS</u> <u>! Committee Updates</u></p>	<p><u>AIRPORT</u>: PC Deo attended a meeting Friday, May 20. The new management team is working out well. <u>MCEDD</u>: PC Ford's next meeting will be tomorrow night. <u>KC EDA</u>: PC Vinyard had no report.</p>	
<p><u>PUBLIC COMMENT</u></p>	<p><u>Ian Burns</u> stated that from earlier discussions, it is clear to him that risk is a big issue with the port. The proposal he and Todd presented includes measures to mitigate the risk to the port. He and Todd discussed their proposal and asked the PC to consider it in their discussions.</p>	
<p><u>! Break</u></p>	<p>A break was requested prior to the executive session.</p>	<p><i>Motion Vinyard/Ford to take a five minute break and then convene an Executive Session regarding Real Estate negotiations, to last not longer than 1 hour. Motion carried.</i></p>
<p><u>EXECUTIVE SESSION - Real Estate Negotiation</u></p>	<p>Chair Vinyard opened the Executive Session at 6:37. Those present: PCs Deo, Ford & Vinyard; Counsel Wyers; Exec.D Sherwood; AAA Drew; Byron Hanke and Brad Roberts.</p>	<p><i>Motion Ford/Deo to adjourn the executive session at 7:37. Motion carried.</i></p>
<p><u>! Infrastructure</u></p>	<p>Discussion followed regarding the port's need for infrastructure.</p>	
<p><u>ADJOURNMENT</u></p>		<p><i>Motion Ford/Deo to adjourn at 7:47. Motion carried.</i></p>

submitted _____
(Date)

Vickie L. Drew, Administrative Assistant

Dianne Sherwood, Executive Director

S. Wayne Vinyard, Chairman