

Agenda for Tuesday, July 19, 2005
Klickitat County Port District
2nd Regular Monthly Meeting
July 19, 2005 - 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:
July 5, 2005 Minutes
Vouchers
Public Disclosure

EXECUTIVE DIRECTOR'S REPORT

BINGEN POINT:
Swim Beach Request
Binding Site Plan

DALLESPORT INDUSTRIAL PARK:

MISCELLANEOUS

Committee Updates

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

ADJOURNMENT

| PORT OF KLICKITAT BOARD OF COMMISSIONERS MEETING MINUTES July 19, 2005 REGULAR SESSION | | |
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| <u>TOPIC</u> | 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: Wayne Wooster (KC Econ. Dev.), Matt Riley (Rapid Readymix).</p> | |
| <u>PUBLIC COMMENT</u> | Chair Vinyard opened the public meeting at 4:35. There was no public comment. | |
| <u>! COUNSEL’S REPORT</u> | Counsel’s presence not requested. | |
| <u>ADMINISTRATIVE MATTERS</u> <u>! Consent Agenda</u> | Items approved: <ul style="list-style-type: none"> • Minutes of July 5, 2005 • Vouchers #19881-19884; \$3,904.57 • Vouchers #19885-19905; \$45,220.02 | <i>Motion Ford/Deo to approve the Consent Agenda as presented. Motion carried.</i> |
| <u>! Public Disclosure</u> | Exec.D Sherwood discussed the fact that a new public disclosure statement is required for candidates filing for positions in the upcoming elections. | |
| <u>! Referendum 912</u> | Exec.D Sherwood discussed a new referendum intended to take the new \$.09 gas tax to a public vote. | |
| <u>! Interlocal Funding Agreement KC/Port</u> | Exec.D Sherwood discussed the draft Interlocal Funding Agreement between KC and the port. The letter on file from Larry Nicholas agreeing to reimburse the port is not sufficient from KC’s perspective; only the Commissioners have the authority to obligate KC funds. This document must be in place before KC can reimburse the port for the authorized expenses for the Tenneson Engineering Personal Services Contract work associated with Parcel #53 (Western Meat Processors project). Exec.D Sherwood ran through the document stating the changes she recommends and asked if the PC concurred with them and if they had any additional suggestions. Discussion followed. The PC concurred with her recommendations. Exec.D Sherwood will forward the recommendations to Counsel for review before sending it back to KC. Exec.D Sherwood reported that Don Struck, KC BOC stated that KC will approve a grant of \$300,000 to the port for Building 1E (a loan had been requested). | |

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| <p><u>EXECUTIVE DIRECTOR'S REPORT</u> <u>*Bingen Point*</u> <u>! Swim Beach Request</u></p> | <p>Exec.D Sherwood discussed the letter from a Lyle resident (included in the packet) that requests a designated swim area in the Bingen Point Marina. PC Vinyard stated that the dock in the old swim area was destroyed by vandalism. The dangers of swimmers being near a boat launch were discussed. PC Vinyard stated that there is a developed swim area on the south side of the point on Columbia River for public use. Exec.D Sherwood recalled that a drowning occurred the first year that area was designated. Discussion followed. PC Ford looked at Lyle Point today which had about 50 kids playing on the sandbar. PC Deo stated that there are much better swimming areas in Lyle. PC consensus to maintain the no swimming policy in the marina and reinstall the swim beach signs out on the point. Matt stated that there are dangers to swimmers in both the marina and in the main river.</p> | |
| <p><u>! Binding Site Plan</u></p> | <p>Exec.D Sherwood presented a copy of the updated Bingen Point Binding Site Plan (BSP) for PC review. Once approved by the PC, Exec.D Sherwood has the authority to execute the plan and send it through the KC process. Legal descriptions for all the parcels are included. Uses will be stated on the BSP that is submitted. PC consensus to adopt the amended Bingen Point Binding Site Plan.</p> | |
| <p><u>! Building 1E</u></p> | <p>Exec.D Sherwood met with Randy Salisbury of DSP Architecture last Friday. She presented a few preliminary site plan/layout diagrams for the new building. She suggested that the new building be 20 feet to the eaves which would allow for a mezzanine or possibly a second floor. The height of the cargo doors was also discussed. PC consensus to allow 20 foot to the eaves and use 14 foot cargo doors.</p> | |
| <p><u>! ICE Employee Camper</u></p> | <p>An ICE night-shift employee has asked if he could park his camper in the parking lot at ICE, as he apparently does not have a place to live. Discussion followed. No camping is allowed on port property, and this would be setting a precedence for all kinds of abuse of port policy. PC consensus not to allow the use.</p> | |
| <p><u>*Dallesport Industrial Park* (DIP)</u> <u>! Aerial Photos</u></p> | <p>Exec.D Sherwood discussed the need for updated aerial photos that showed the new buildings. She presented the aerial photographs that were taken of the Bingen Point and Dallesport property. PC Deo suggested that aerial photos should be taken earlier in the year when the properties are green. Exec.D Sherwood stated that the intent was to have them shot earlier in the year, however, the photos could probably be color enhanced. The PC would like to see a straight overhead shot that included the airport at Dallesport.</p> | |
| <p><u>! Western Meat Processors Meeting</u></p> | <p>Exec.D Sherwood will be attending another meeting with Joan Frey and Wayne Wooster (KC) and Western Meat Processors tomorrow at 2 p.m. She asked if PC Ford was available at that time. He will attend the meeting.</p> | |

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| <p><u>! Riley Meeting</u></p> | <p>Exec.D Sherwood will be meeting with Jim Riley next Wednesday to discuss the Groves building, fencing and the potential road location for the Western Meat Processors project. Wayne Wooster suggested that KC Public Works be included in the meeting. PC Deo asked how this potential road would impact the RISG project. Exec.D Sherwood stated that RISG would not object to the road being relocated if it didn't hamper their access.</p> | |
| <p><u>MISCELLANEOUS</u> <u>! Performance Evaluation</u></p> | <p>Exec.D Sherwood discussed the new performance evaluation form that was included in the packet, courtesy of Clark Co. PUD. The PC would like to set an Executive Session to complete the form together. The Exec. Session will be set for 3:30 at the Aug 2 meeting.</p> | |
| <p><u>! Gorge Harbor Marina Project</u></p> | <p>Steve Tessmer has contacted all of the PC to discuss their decision not to proceed. Considerable discussion followed. The consultants recommendation was that project information provided did not convince the consultants that this project was a good project for the port, considering the risks.</p> | |
| <p><u>! Committee Updates</u></p> | <p><u>AIRPORT</u>: PC Deo attended an airport meeting last Friday. The new hangars are full and the management team is doing a great job. <u>MCEDD</u>: PC Ford will attend a MCEDD meeting tomorrow night. <u>KC EDA</u>: PC Vinyard will attend an EDA meeting next Thursday.</p> | |
| <p><u>PUBLIC COMMENT</u></p> | <p>There was no public comment.</p> | |
| <p><u>ADJOURNMENT</u></p> | | <p><i>Motion Ford/Deo to adjourn at 6:44. Motion carried.</i></p> |

Approved on: _____
submitted _____
(Date)

Respectfully

Vickie L. Drew, Administrative Assistant

Dianne Sherwood, Executive Director

S. Wayne Vinyard, Chairman