

Agenda for Tuesday, November 15, 2005
Klickitat County Port District
2nd Regular Monthly Meeting
November 15, 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:

November 1, 2005 Minutes

Vouchers

January Meeting Dates Change - Reminder

KC BOC/PC Joint Meeting, Jan. 24, 2006, 2:30 - Reminder

Joint Meeting with Port of The Dalles?

Southside Enterprises Month-to-Month Agreement

KC Zoning Review Procedure

PUBLIC HEARING - 2006 DRAFT Budget
Resolutions 8-2005 & 9-2005

EXECUTIVE DIRECTOR'S REPORT

BINGEN POINT:

Building 1E: Update

CERB – General & Special Conditions

DALLESPORT INDUSTRIAL PARK:

Saltcakes

RISG Haul Road – Larry Nicholas

MISCELLANEOUS

Committee Updates

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

ADJOURNMENT

PORT OF KLICKITAT BOARD OF COMMISSIONERS MEETING MINUTES November 15, 2005 REGULAR SESSION		
<u>TOPIC</u>	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 Teunis J. Wyers Guests Present: Matt Riley (Rapid Readymix)	
<u>! PUBLIC COMMENT</u>	Chair Vinyard opened the public meeting at 4:30. 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 November 1, 2005 • Vouchers #20131-20154; \$8,850.85 • Vouchers #20155-20157; \$3,594.78 	<i>Motion Deo/Ford to approve the Consent Agenda as presented. Motion carried.</i>
<u>! January Meeting Dates Change-Reminder</u>	Exec.D Sherwood reminded the PC of the change in January 2006 meeting dates to the 10th and 24th.	
<u>! KC BOC/PC Joint Meeting, Jan 24, 2006, 2:30 - Reminder</u>	Exec.D Sherwood reminded the PC of the joint meeting with the KC BOC on January 24 at 2:30 at the Pioneer Center in White Salmon.	
<u>! Joint Meeting with Port of The Dalles?</u>	Exec.D Sherwood asked the PC if they would like to schedule a joint meeting with the Port of The Dalles commissioners. It has been a couple years since the two boards have met. PC Deo suggested that Byron Hanke attend as well. PC consensus for Exec.D Sherwood to determine potential dates for a joint meeting.	
<u>! Southside Enterprises Month-to-Month Agreement</u>	Resulting from a referral by PC Deo, Southside Enterprises has signed a month-to-month lease agreement for half of parcel #40 at Dallesport.	

<p><u>! KC Zoning Review Process</u></p>	<p>Exec.D Sherwood spoke with Curt Dreyer (KC Planning Director) regarding the process for updating the KC zoning ordinance. An entity would begin by submitting final language for review by the KC Board of Commissioners (KC BOC) who would then consider a workshop initiating the process. It would be best to show that the suggested language had support of other entities. The KC BOC would then recommend a public hearing and would take testimony and make their findings. The PC feel a workshop is needed to determine outright uses and then meet with the public to gain their support before presenting to KC. PC consensus to move forward on zoning changes.</p>	
<p><u>PUBLIC HEARING - 2006 DRAFT BUDGET</u></p>	<p>Chair Vinyard opened the public hearing at 4:47. Discussion followed regarding the various budget items. Due to the ports cash basis accounting, the draft budget shows a net loss of \$45,496.87, which means the port will be spending cash reserves from previous years. There was no public comment. Chair Vinyard closed the public hearing. Salaries included in the 2006 budget are: Port Commissioners, \$100.00 plus per diem; Executive Director, a full-time position at \$63,067.14; Administrative Assistant/Auditor, a full-time position at \$34,270.41 and Maintenance Technician, a full-time position at \$15.60 per hour.</p>	<ul style="list-style-type: none"> • <i>Motion Deo/Ford to approve Resolution 8-2005 authorizing an increase of the port's tax levy. Motion carried.</i> • <i>Motion Deo/Ford to approve Resolution 9-2005 adopting the port's final budget for FY/CY 2006. Motion carried.</i> • <i>Motion Deo/Ford to approve Resolution 10-2005 authorizing a change in compensation for port commissioners. Motion carried.</i>
<p><u>EXECUTIVE DIRECTOR'S REPORT</u> <u>*Bingen Point*</u> <u>! Bldg 1E: Update</u></p>	<p>Exec.D Sherwood discussed the estimated cost of over \$4MM for construction of Building 1E (as it has evolved), which is more than twice the budget for the plain vanilla building originally proposed and double the space. She met with Steve Sliwa (Insitu) to discuss the issue. He suggested that the port build what it can, maybe something like Building 1B, and they will occupy it. PC Deo favored not building a second story. PC consensus to build what can be built within the current budgeted amount.</p> <p>Discussion followed regarding the traffic circle correction diagram. The circle is not working as it's supposed to due to the angle at which the roads enter it. Some revision would be necessary but because of budget constraints it is not planned at this time. The PC looked at the site plan to get a better idea of the location of the current road (E. Bingen Point Way) and the proposed walking path. The PC are in favor of maintaining a perimeter road rather than having E. Bingen Point Way relocated through a front parking area. The PC are also in favor of removing the traffic circle at some point.</p>	
<p><u>! CERB - General & Special Conditions</u></p>	<p>The deadline for return of the CERB general and special conditions packet is the 17th. The final piece of needed documentation is a letter from the KC Planning Dept. in Goldendale. AAA Drew will pick it up tomorrow morning. The packet will be faxed and then overnighted to CERB, with the final contract to be sent to the Port within 2 weeks for execution.</p>	

<p>*Dallesport Industrial Park* (DIP) ! Saltcakes</p>	<p>The Dept. of Ecology was on site Nov. 8 to further characterize the wells. They will be on site again Dec. 1. Exec.D Sherwood and Ted Wall (Maul Foster Alongi) will be meeting with an insurance lawyer regarding insurance coverage for potential costs to the port in case that need arises.</p>	
<p>! MOU - Airport/Port/Dallesport H2O System</p>	<p>Exec.D Sherwood met yesterday with Jim Layman and Rolf Anderson (Airport) regarding combining the Port, Airport and Dallesport Community water systems. The other 16 individual water systems in Dallesport apparently do not want to be included. The PCs main concern is that water for future development and industrial tenants not be restricted. Exec.D Sherwood asked if the PC were interested in signing a Memorandum Of Understanding (MOU) which sets forth the intent to form an alliance to move forward with an interconnected water system. PC consensus to move forward with the MOU.</p>	
<p>MISCELLANEOUS ! Committee Updates</p>	<p><u>AIRPORT</u>: PC Deo had no report. <u>MCEDD</u>: PC Ford met with Jason Spadaro regarding SDS plans for future development on the north side of the marina. SDS is not committed to a project with Steve Tessmer, but is looking at it. SDS would like to develop mixed use condos and would cost share with the port to loop the water system. Jason's development group is very interested in buying land and building a building for Insitu, or any other prospective tenant, if the need/opportunity arose, at Bingen Point or in the Dallesport Industrial Park. <u>KC EDA</u>: PC Vinyard had no report.</p>	
<p>PUBLIC COMMENT</p>	<p>Matt Riley suggested contacting Susan Burkhardt, who teaches horticulture at the White Salmon High School and leads FFA, regarding landscaping services.</p>	
<p>ADJOURNMENT</p>		<p><i>Chair Vinyard adjourned the public meeting at 6:01.</i></p>

Approved on: _____
 submitted _____
 (Date)

Respectfully

Vickie L. Drew, Administrative Assistant

 Dianne Sherwood, Executive Director

 S. Wayne Vinyard, Chairman